

Hans Propcon Pvt. Ltd.



PRADEEP KHANNA
STAMP VENDOR
GURGAON

31 MAY 22

Sr No. 5548
Purpose A2
Signature

FORM REP-II

[See rule 3(3)]

Declaration supported by an Affidavit

Affidavit cum Declaration of Mr Manik Sharma, Authorized Signatory of (1) Hans Propcon Private Limited (**HPPL**)(CIN# U70109HR2012PTC056062) having its registered office at 6th Floor, M3M Tee Point, North Block, Sector- 65, Gurugram, Haryana 122101, (2) Glory Infracon Private Limited (**GIPL**) (CIN# U70109HR2012PTC056115) having its registered office at 6th Floor, M3M Tee Point, North Block, Sector- 65, Gurugram, Haryana 122101, (3) Blossom Propbuild Private Limited (**BPPL**) (CIN# U70101HR2012PTC056113) having its registered office at 6th Floor, M3M Tee Point, North Block, Sector- 65, Gurugram, Haryana 122101, Haryana (duly authorized by the Promoters of the "**M3M Flora68**" an integral phase/ block/ constituent/ segment of the Group Housing Colony under the terms and conditions of Licence no. 93 of 2014 dated 13.08.2014, situated in Sector 68, Gurugram, Haryana, India vide Board Resolutions dated 11.04.2022 respectively, certified true copy whereof is enclosed herewith as '**Annexure-1, Annexure-2 & Annexure-3**' .

I, Mr Manik Sharma duly authorized by Hans Propcon Private Limited, (Promoter-1) Glory Infracon Private Limited (Promoter-2) & Blossom Propbuild Private Limited (Promoter-3) of "**M3M Flora68**" ("**Project**") being developed on 0.905 acres land ("**Project Land**") out of total licensed land admeasuring 13.2118 Acres (5.347 hectares approx.) under Licence No. 93 of 2014 dated 13.08.2014, situated in the Revenue Estate of Village Badshahpur, Sector-68, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India, do hereby solemnly declare, undertake and state as under:

1. That we, **HPPL, GIPL & BPPL** have a legal title to the Project Land on which the development of the Project is being carried out.
2. That the said land is free from all encumbrances from land point of view. However, the Project Proponent has taken construction loan from IndusInd Bank, which has been fully paid and in-process of removal of charge.
3. That the time period within which the Project shall be completed by the Promoter is 31.07.2024.
4. That seventy per cent of the amounts realized by Promoter for the real estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in



a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn by the Prom after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
7. That the Promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular Project have been utilized for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
8. That the Promoter shall take all the pending approvals on time, from the Competent Authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Hans Propcon Private Limited


Authorized Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on this 22nd day of June 2022 at Gurugram.



Hans Propcon Private Limited


Authorized Signatory

Deponent

ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

22 JUN 2022