

Manglam Multiplex Pvt Ltd



PRADEEP KHANNA STAMP VENDOR GURGAON	
21 NOV 2023	
Sr. No.	12933
Purchase	₹. 25
Signature	

### FORM 'REP-II'

[See rule 3(3)]

### DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER(S) OR ANY PERSON AUTHORIZED BY THE PROMOTER

#### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bharat Vignal on behalf of M/s Manglam Multiplex Private Limited (CIN# U55101HR2003PTC044839) having its registered office at Cabin-1, LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase-1, Gurugram, Haryana 122002, promoter of the proposed Commercial Colony admeasuring an area of 4 acres, License No. 84 of 2022, dated 06.07.2022 and 213 of 2023 dated 20.10.2023, project namely "M3M ROUTE65", Sector-65, Gurugram duly authorized by the promoter of the proposed project, vide its authorization dated 02.01.2024.

I, Mr. Bharat Vignal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

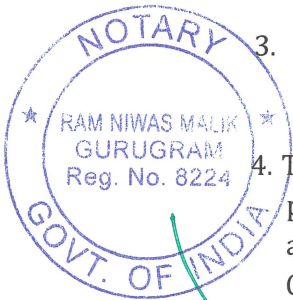
1. The promoter has the legal title to the land on which the development of the proposed project is to be carried out.

*Explanation.*—where the promoter is not the owner of the land on which development of the project is proposed, details of the consent of the owner of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter(s) and such owner and copies of a title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That the said land is encumbrance of favour of Catalyst Trusteeship Limited on behalf of Indiabulls Housing Finance Limited as a debenture trustee.

3. That the time period within which the project shall be completed by the promoter is 28.02.2027.

4. That seventy percent of the amounts realized by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account (Account No. 777705050067 in ICICI Bank Ltd, M3M Tee Point Sector-65, Gurugram Branch) 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 from the promoter 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, caste, creed, religion, etc.

MANGLAM MULTIPLEX PRIVATE LIMITED

  
Authorized Signatory

Deponent

#### Verification

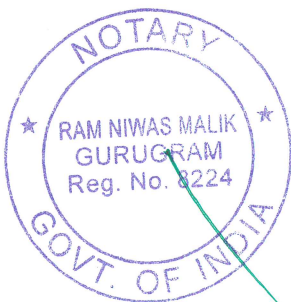
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 14<sup>th</sup> day of February 2024.

MANGLAM MULTIPLEX PRIVATE LIMITED

  
Authorized Signatory

Deponent



ATTESTED

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

14 FEB 2024