

MAX ESTATES GURGAON LIMITED

CIN- U70109UP2022PLC170197

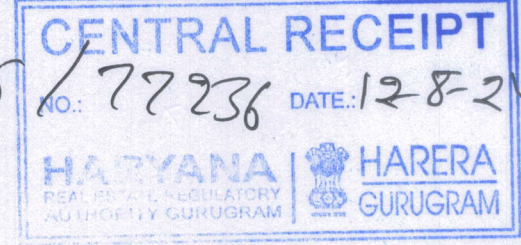
Regd. Office: Max Towers, C-001/A/1, Sector-16B, Gautam Buddha Nagar, Noida- 201301, Uttar Pradesh
Phone: 0120 - 4743222, Email Id: secretarial@maxestates.in

Date: 12.08.2024

To,

The Secretary
Haryana Real Estate Regulatory Authority (HARERA)
New PWD Guest House
Civil Lines, Gurugram
Haryana

35785 / 77236



Subject: Submission of additional documents and information relating to Application for Registration of Project "Estate 360" which has been granted temporary registration No. RERA-GRG-PROJ-1675-2024 by Hon'ble Haryana Real Estate Regulatory Authority, Gurugram.

Respected Sir,

This is in reference to the Application for Registration of Estate 360 which has been granted temporary registration No. RERA-GRG-PROJ-1675-2024 submitted on 26.06.2024 being developed by Max Estates Gurgaon Limited.

Whereas our hearing for grant of registration was held today (i.e. 12.08.2024). In course of said hearing, certain clarifications were demanded from us. In pursuance hereto, we hereby submit the following additional documentation and information relating to our Application for Registration of Project "Estate 360".

1. Affidavit by License-holder pertaining to creation of no third party rights on the Licenses (attached as Annexure A)

Please let us know if any further information is required.

Thanking you,

Max Estates Gurgaon Limited

Authorized Signatory

Email: rera@maxestates.in

Affidavit



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/08/2024

Certificate No. G0L2024H1732



Stamp Duty Paid : ₹ 101

GRN No. 120066842



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Delta propcon pvt ltd

H.No/Floor : 3rdfloor

Sector/Ward : Sec53

Landmark : Central plaza mall

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 99*****42



Purpose : Affidavit to be submitted at Haryana rera gurgaon

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

AFFIDAVIT

I, Akash Khurana, Authorized Signatory of **M/s Delta Propcon Private Limited**, a company incorporated under the provisions of Companies Act, 2013 and having its registered office at **3rd Floor, Central Plaza Mall Sector-53 (Opp. DLF Golf Course), Gurgaon, Haryana, India, 122002**, duly authorised vide its Board Resolution dated **4th February 2023 and 22nd August 2023**, do hereby solemnly affirm on oath as under:

1. That License no. 38 of 2013 dated 04.06.2013, License no. 97 of 2013 dated 08.11.2013 and License no.167 of 2023 dated 18.08.2023 have been issued to Delta Propcon Private Limited in collaboration with others, for which change in beneficial interest for area measuring 11.80 acres by assignment of joint development and marketing rights vide directorate memos no. LC-2822/JE(SJ)/2023/10531 dated 13.04.2023 and no. LC-2822-B/Asstt(RK)/2023/38281 dated 09.11.2023 had been granted in favour of M/s Max Estates Gurgaon Limited.
2. That no third-party rights have been created on the above-mentioned Licenses (i.e. License no. 38 of 2013 dated 04.06.2013, License no. 97 of 2013 dated 08.11.2013 and License no.167 of 2023 dated 18.08.2023)

M/s Delta Propcon Private Limited

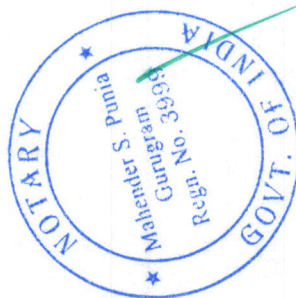
For Delta Propcon Pvt. Ltd.

Akash Khurana
Authorized Signatory

Authorized signatory

Mr. Akash Khurana,

Delta Propcon Private Limited

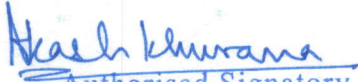


Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified at Gurugram on this 12th day of August 2024.

M/s Delta Propcon Private Limited

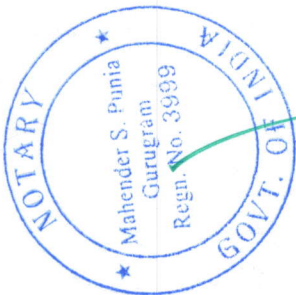
For Delta Propcon Pvt. Ltd.


Authorised Signatory

Authorized signatory

Mr. Akash Khurana,

Delta Propcon Private Limited



ATTESTED


MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

12 AUG 2024

DELTA PROPCON PRIVATE LIMITED

CIN: U45200HR2012PTC055969

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF DELTA PROPCON PRIVATE LIMITED ("COMPANY") HELD ON SATURDAY, 4TH DAY OF FEBRUARY 2023 AT 10:30 AM AT ITS REGISTERED OFFICE SITUATED AT 3RD FLOOR, CENTRAL PLAZA MALL, SECTOR-53 (OPP. DLF GOLF COURSE), GURUGRAM- 122002

"RESOLVED THAT Mr. Parshuram Baranwal and Mr. Sanjiv Kumar Jain, directors of the Company and Mr. Akash Khurana, Mr. Purushottam Grover and Mr. Rambir, authorized signatories of the Company, be and are hereby severally authorized to apply to Director Town and Country Planning, Haryana ("DTCP"), on behalf of the Company, for permission for Change of Beneficial Interest by Assignment of Joint Development Rights and Marketing Rights in favour of M/s. Max Estates Gurgaon Limited having its registered office at Max Towers, C-001/A/1, Sector – 16B, Noida, Gautam Buddha Nagar, Uttar Pradesh, India, 201301, for area measuring 10.75 acres forming part of licenses no. 38 of 2013 and 97 of 2013 situated in the Revenue Estate of Village Harsaru, District Gurugram, Haryana, granted to Delta Propcon Private Limited in collaboration with landowners and to sign and submit various documents electronically and/or physically and to make application(s), issue no objection certificate(s), agreement(s), bilateral agreement(s), undertaking(s), affidavit(s), communication(s), representation(s), return(s), document(s), letter(s), correspondence(s), modification(s) or alteration(s) on behalf of the Company before the Town and Country Planning Authorities from time to time.

RESOLVED FURTHER THAT Mr. Parshuram Baranwal and Mr. Sanjiv Kumar Jain, directors of the Company and Mr. Akash Khurana, Mr. Purushottam Grover and Mr. Rambir, authorized signatories of the Company, be and are hereby further severally authorized to represent the Company for further process of application(s) before the DTCP and /or concerned Authority as may be required from time to time in this regard and to take such necessary actions on all the matters as may be required from time to time.

RESOLVED FURTHER THAT the certified true copy of the abovesaid resolutions may be issued under signature of any director of the Company, wherever required."

**For and on behalf of
Delta Propcon Private Limited**

~~For Delta Propcon Pvt. Ltd.~~

P. Baranwal

Director

DIN: 00003561

Address: H. No. 201, Laxmi Apartment,
Sector-10A, Gurgaon-122001

Director

DELTA PROPCON PRIVATE LIMITED

CIN: U45200HR2012PTC055969

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF DELTA PROPCON PRIVATE LIMITED ("COMPANY") HELD ON TUESDAY, 22ND DAY OF AUGUST 2023 AT 10:30 AM AT ITS REGISTERED OFFICE SITUATED AT 3RD FLOOR, CENTRAL PLAZA MALL, SECTOR-53 (OPP. DLF GOLF COURSE), GURUGRAM- 122002

"RESOLVED THAT Mr. Parshuram Baranwal and Mr. Sanjiv Kumar Jain, directors of the Company and Mr. Akash Khurana, Mr. Purushottam Grover and Mr. Rambir be and are hereby severally authorized to apply to Director Town and Country Planning, Haryana ("DTCP"), on behalf of the Company, for permission for Change in Beneficial Interest by Assignment of Joint Development Rights and Marketing Rights in favour of M/s. Max Estates Gurgaon Limited having its registered office at Max Towers, C-001/A/1, Sector - 16B, Noida, Gautam Buddha Nagar, Uttar Pradesh, India, 201301, for area measuring 1.05 acres forming part of license no. 167 of 2023 dated 18.08.2023 adjoining to Licence no. 38 of 2013 and 97 of 2013 situated in the Revenue Estate of Village Harsaru, District Gurugram, Haryana, granted to Namo Realtech Private Limited in collaboration with M/s Delta Propcon Private Limited and to sign and submit various documents electronically and/or physically and to make application(s), issue no objection certificate(s), agreement(s), bilateral agreement(s), undertaking(s), affidavit(s), communication(s), representation(s), return(s), document(s), letter(s), correspondence(s), modification(s) or alteration(s) on behalf of the Company before the Town and Country Planning Authorities from time to time.

RESOLVED FURTHER THAT Mr. Parshuram Baranwal and Mr. Sanjiv Kumar Jain, directors of the Company and Mr. Akash Khurana, Mr. Purushottam Grover and Mr. Rambir be and are hereby further severally authorized to represent the Company for further process of application(s) before the DTCP and /or concerned Authority as may be required from time to time in this regard and to take such necessary actions on all the matters as may be required from time to time.

RESOLVED FURTHER THAT the certified true copy of the abovesaid resolutions may be issued under signature of any director of the Company, wherever required."

Attested Signature of
Mr. Akash Khurana

Attested Signature of
Mr. Purshottam Grover

Attested Signature of
Mr. Rambir

For and on behalf of
Delta Propcon Private Limited
For Delta Propcon Pvt. Ltd.

P. Baranwal

Director

DIN: 00003561

Address: H. No. 201, Laxmi Apartment,
Sector-10A, Gurgaon-122001

Regd. office:- 3rd Floor, Central Plaza Mall, Sector-53 (Opp. DLF Golf Course) Gurgaon-122002
Email-id:- secretarial@krishnastrategic.com, Ph. No:-0124-4725023