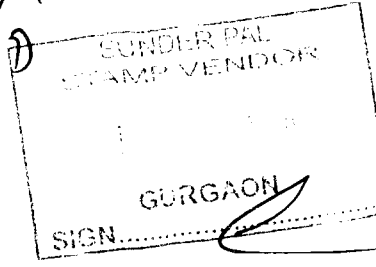


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FORM 'REP-II'
[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Hirdesh Kumar Sahu duly authorized by the Director vide Board Resolution dated 10th September 2022 of M/s Coral Realtors Private Limited of the proposed project "Metro World Mall", Multiplex Site, Sector 55-56, District Center, Gurugram - 122011, Haryana.

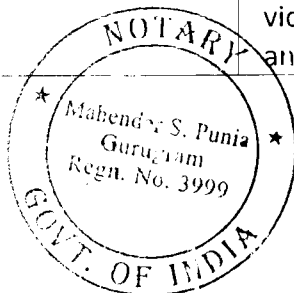
I, Mr. Hirdesh Kumar Sahu authorized by the M/s Coral Realtors Private Limited do hereby solemnly declare, undertake and state as under:

1. M/s Coral Realtors Private Limited have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation — where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) 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 and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.

2. That details of encumbrances (mortgages) over such land herein as under:-

S.No.	Particulars (Bank Name)	Remarks
1.	Aditya Birla Finance Limited	Loan of Rs.40 Crores and disbursed amount is Rs.40 Crores outstanding is Rs.37.50/- crores vide Loan A/c No. LRD000000515788 (Rs.25 Cr) and Loan A/c No. LAP000000515774 (Rs.15 Cr)



3. That the time period within which the project shall be completed by [me/promoter] is 31st December, 2024.
4. That [I/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.
5. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
6. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
7. That [I/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.

CORAL REALTORS (P) LTD.



Deponent

Verification

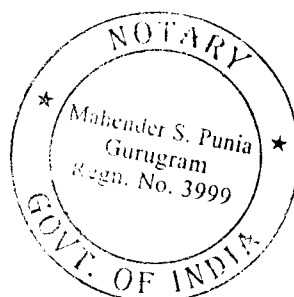
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 11th January, 2024.

CORAL REALTORS (P) LTD.


Authorised Signatory

Deponent



ATTESTED

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

11 JAN 2024