

Bond		 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 08/07/2025
Certificate No.	G0H2025G4459		Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No.	136593351		Penalty : ₹ 0 (Rs. Zero Only)
<b>Deponent</b>			
Name :	Elite Homes Pvt Ltd		
H.No/Floor :	4th floor	Sector/Ward :	51
City/Village :	Na	District :	Gurgaon
Phone :	99*****34	Landmark :	M2k corporate park
		State :	Harayana
Purpose :	Affidavit to be submitted at Other		

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

**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. Dinesh Kumar Sharma** duly authorized by M/s Elite Homes Pvt. Ltd., the promoter of the proposed Project namely "**M2K County**" vide its Board Resolution dated 11.06.2025;

I **Dinesh Kumar Sharma**, duly authorized by M/s Elite Homes Pvt. Ltd., the promoter of the proposed Project namely "**M2K County**" on Licensed land admeasuring 56.4098 acres marked as "**Existing Phase-1**" as per approved Phasing Plan vide DRG No. DTCP-11004 dt. 15.04.2025, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the above said land measuring 56.4098 acres on which the development of the said Project is already completed pertaining to Part Completion Certificates (PCC) obtained for 52.3380 acre and 15.58725 acres on 31.07.2017 & 13.02.2024 respectively.
2. That after completion of internal development works of the part area admeasuring 44.08 acres out of the said project area measuring 56.4098 acres, we had submitted an applications to DTCP for grant of Part Completion Certificates (PCC) vide applications dated 06.09.2016 & 30.11.2016, which is much before the promulgation of Haryana Real Estate Regulation and Development Rules, 2017 i.e. 28.07.2017 and DTCP has granted Part Completion Certificate vide memo no. 18470 dated



**For Elite Homes Pvt. Ltd.**

**Director/Authorised Signatory**

31.07.2017 on the basis of services completion reports by the STP, Gurugram dt. 22.07.2017 and by Chief Engg. HUDA, Panchkula dt. 24.07.2017 for land admeasuring 52.3380 acres. Further, after completion of internal development works of the balance part area admeasuring 12.3298 (56.4098 – 44.08) acres out of the said project area measuring 56.4098 acres, we had submitted another applications dated 28.07.2022 to DTCP for grant of Part Completion Certificates (PCC) and DTCP has granted another Part Completion Certificate vide memo no. 5578 dated 13.02.2024 for land admeasuring 15.58725 acres. Hence, the promoter has already been granted the PCC for the abovesaid Project admeasuring 56.4098 acres.

3. That the said Project's land admeasuring 56.4098 acres is free from all encumbrances except for the license land admeasuring 44.08 acres pertaining to Part Completion Certificate granted on 31.07.2017 by the DTCP, Chandigarh for which third Party rights already created in favour of respective Allottees of said Phase.
4. That the promoter has neither launched the part area of the said project admeasuring 12.3298 (56.4098 – 44.08) acres for sale in market nor created any third party rights on the same.
5. 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 utilised for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project, if applicable.
6. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
7. That the promoter shall not discriminate against any allottee at the time of allotment of any plot on the grounds of sex, cast, creed, religion etc.

For Elite Homes Pvt. Ltd.

Director/Authorised 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 July, 2025.



ATTESTED  
RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM (H.R.) INDIA

For Elite Homes Pvt. Ltd.

Director/Authorised Signatory

Deponent

14 JUL 2025