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|--|---------------------|---|---------|---|--------------------|---|--|-------------------|--|
| Bond | |  | | Indian-Non Judicial Stamp Haryana Government | |  | | Date : 08/07/2025 | |
| Certificate No. | G0H2025G4499 |  | | Stamp Duty Paid : ₹ 101 | | (Rs. Only) | | | |
| GRN No. | 136594284 |  | | Penalty : ₹ 0 | | (Rs. Zero Only) | | | |
| <u>Deponent</u> | | | | | | | | | |
| Name : | Elite Homes Pvt Ltd | | | | | | | | |
| H.No/Floor : | 4thfloor | Sector/Ward : | 51 | Landmark : | M2k corporate park | | | | |
| City/Village : | Gurgaon | District : | Gurgaon | State : | Harayana | | | | |
| Phone : | 99*****34 | | | | | | | | |
| 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)]

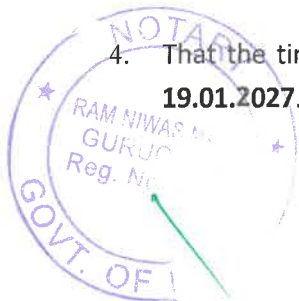
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Dinesh Kumar Sharma** duly authorized by the promoter of the proposed Project **M2K Galleria-2**, vide its Board Resolution dated 11.06.2025;

I **Dinesh Kumar Sharma**, duly authorized by the promoter of the proposed Project namely "**M2K Galleria-2**" on Licensed land admeasuring 1.22737 acres marked as "**Completed Phase-4 (Commercial)**" 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 land on which the development of the said Project is proposed.
2. That the promoter has neither launched the said project for sale in market nor created any third party rights on the same.
3. That the said Project's land is free from all encumbrances.
4. That the time period within which the said project shall be completed by promoter is **19.01.2027**.



For Elite Homes Pvt. Ltd.

Director/Authorised Signatory

5. 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.
6. 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.
7. That the amounts from the separate account shall be withdrawn 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.
8. 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.
9. That the promoter shall take all the pending approvals on time, from the competent authorities, if any.
10. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. 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.
D. K. Sharma
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 14th day of July, 2025.



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

14 JUL 2025

For Elite Homes Pvt. Ltd.
D. K. Sharma
Director/Authorised Signatory
Deponent