SHYAM DASS
STAMP VENDOR
GURGAON
27 SEP 2024
Sr. No. 7331
Purpose
Signature

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. Bharat Vigmal, Authorized Signatory of M/s Loon Land Development Limited ("Company") (CIN# U70109DL2014PLC267465) having its registered office at Unit No. Office No. 1221-A, Devika Tower, 12th Floor, 6, Nehru Place, New Delhi duly authorized by the company vide its authorization dated 12.04.2024. The company which is in the process of development of **"M3M Antalya Hills 3",** Independent Residential Floors over Affordable Residential Plotted Colony under DDJAY over an area admeasuring 4.17 Acres out of 24.74375 Acres Licenced Land situated in Sector 79, Gurugram.

I, Mr. Bharat Vigmal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as per the documents and facts provided by the company as under:

1. That M/s Loon Land Development Limited has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with the 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 the said project has an encumbrance in favour of Indiabulls Commercial Credit Limited amounting to Rs. 524 crores and Indiabulls Housing Finance Limited amounting to Rs. 410.20 crores as per current records.

3. That the time period to obtain the OC of the project by promoter is 31.07.2028 and CC by 31.10.2028

4. That seventy per cent of the amounts realised 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.

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 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

RAM NIWAS MALIK, GGM. (Reg. No. 82/21) NOTARY GOVT. OF INDIA 27 SEP 2024

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, cast, creed, religion etc.

LOON LAND DEVELOPMENT 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.

LOON LAND DEVELOPMENT LIMITED

Verified by me at 27th Day of September 2024.

Authorized Signatory

Deponent

ATTESTED

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

NOTARY GOVT. OF INDIA
27 SEP 2024
RAM NIWAS MALIK, GGM. (Reg. No. 8224)