Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 29/09/2026

Certificate No. JC292026I143

GRN No. 159521983

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Model economic township ltd
H.No/Floor : 3rd Sector/Ward : 18 Landmark : 77b iffco road
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 70******73

Purpose : Affidavit to be submitted at Hrera panchkula

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)]

Affidavit cum Declaration

M/s Model Economic Township Limited, a company incorporated under the provisions of the Companies Act, 1956, bearing CIN U70109HR2006PLC036416 and PAN AADCR4037Q, having its registered office at 3rd Floor, 77-B, IFFCO Road, Sector-18, Gurugram–122015, Haryana, the promoter/licensee being desirous of seeking registration of proposed project area admeasuring 39.11059 acres, residential colony for project namely Pocket D, F&G, bearing Temp ID No. RERA-PKL-2182-2026, through Authorized Signatory Mr. Shankar Mukkavilli, son of Mr. Ramakrishna Mukkavilli, resident of Flat No. 906, Tower-11, Emaar Palm Garden, Sector-83, Gurugram–122004, Haryana, duly authorized vide Power of Attorney dated 08.01.2026, do hereby solemnly affirm, declare and undertake as under:

1. That promoter has a legal title to the land on which the development of the proposed project is to be carried out as mentioned in the License granted for the project.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the company is 01.10.2031.
4. That seventy per cent of the amounts realized by company 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by company in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by company after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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7. That the company shall get the accounts audited within six months after the end of every financial year/ in quarterly compliance 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.

8. That the company shall take all the pending approvals on time, from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That the company 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.

11. That after 5 years of grant of completion certificate, roads, open spaces, public parks and public health services will be maintained by the Government or the local authority or the association of allottees to whom such area is handed over.

NOTARY SUMAN GURUGRAM Reg. No. 4737 INDIA GOVT.

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 07.10.2026

Deponent

Attested as per entried

SUMAN
Advocate & Notary
Distt. Court, Gurugram (Hry.)

07 OCT 2026