Bond

Indian-Non Judicial Stamp
Haryana Government

Date : 01/06/2026

Certificate No. G0A2026F808

GRN No. 152703215

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Abhijit Joshi
H.No/Floor : Pmc062 Sector/Ward : 82a Landmark : Dlf primus dlf garden city
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 98******94

Purpose : ALL PURPOSE **to be submitted at Concerned office**

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

AFFIDAVIT

1. I, Abhijit Joshi, S/o Ram Swaroop Joshi, R/o PMC062, The DLF Primus, DLF Gardens City, Sec 82 A, Gurgaon 122004 duly authorized by the promoter (M/s Ashiana Housing Limited) of the proposed project, vide its authorization dated 01.12.2025 as per details given below, do hereby solemnly declare, undertake and as under:

S.no	Information Sought/Items	Details
(i)	Name of the project	Ashiana Aaroham Phase III
(ii)	Location of the project	HSIIDC PLOT GH-04, Sec 80, Gurugram
(iii)	Area of the project under registration	2.56 acres or 10,340.10 sqm
(iv)	Nature of the project	Residential
(v)	Project cost (in lacs)	**31,353.09** Lakh
(vi)	Numbers of units with shops	178 units
(vii)	License no. and date of validity of license	NA
(viii)	Date of completion of the project as per registration application	31.01.2032 Phase 3 31.10.2033 Whole Project
(ix)	Occupation certificate to be obtained and possession will be handed over to allottees on	31.01.2032

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2. Keeping in view the provisions of section 4 (2), (1), (D) of the Real Estate (Regulation & Development) Act, 2016, a separate account is to be maintained in a scheduled bank wherein 70% of the realized from the allottees of the real estate project from time to time is to be deposited. Out of this account, only the costs of construction and land costs shall be covered and the amounts lying in this account shall be used only for that purpose.

3. Accordingly, to comply with the above provisions of law, I/ We are opening the following three accounts:

Sr. no.	Type of Bank Account	Name and Branch of the Bank
1.	Master Account of the Project	777705019650 ICICI BANK, SHOP NO.75 & 76 JMS CROSSWALK, SECTOR 93, GURUGRAM, HARYANA
2.	Separate RERA Account of the Project	777705019651 ICICI BANK, SHOP NO.75 & 76 JMS CROSSWALK, SECTOR 93, GURUGRAM, HARYANA
3.	Free Account of the Promoter of the Project	777705019652 ICICI BANK, SHOP NO.75 & 76 JMS CROSSWALK, SECTOR 93, GURUGRAM, HARYANA

4. Master Account - In this Account only the amount realized from the allottees of the real estate project from time shall be deposited.

I/We further undertake that there shall be no lien on this account No. 777705019651 opened in bank branch address: ICICI Bank, Shop no 75 & 76 JMS Crosswalk, Sector 93, Gurugram, Haryana.

5. Separate RERA Account: As per provisions of RERA, a separate account is to be maintained by us i.e. as per promoter in a scheduled bank wherein 70% or more (if directed by the authority in special circumstances) of the amounts realized from the allottees of the project is to be deposited as per Section 4 (2), (1), (D) of the Act ibid to cover the costs of the construction and land costs of the project and shall be used only for that purposes. This shall be a lien account.

I/We further undertake that the amounts from the separate shall be withdrawn by us after it is certified by an engineer, architect and the chartered accountant in practice that withdrawn is in proportionate to the completion of the project.

1/We further undertake that for purpose of withdrawing the amount from this separate account, the regulation/directions of the Haryana Real Estate Regulatory Authority, Gurugram regarding withdrawal from from the RERA Account, the real estate project's bank account directions 2019 shall be strictly followed. The engineer/architect/chartered accountant shall be engaged by us out of the panel if prepared by the authority and shall be paid at the specified rate.

I/We further undertake that I/We shall be get the accounts audited within six months after the end of every financed year by a chartered account in practice.

I/We further undertake that Statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with a verification that the amounts collected for a particular project have been utilized for project only and withdrawals have been in proportion to the percentage of the completion of the project, within one month from the date of certificate issued by the chartered accountant.

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I/We further undertake to produce statement of accounts along with amounts withdrawn and statement for every quarter within 15 days after end of the quarter.

6. Promoter's Free Account for the Project: The 'Promoters free account' means an account wherein the residuals amount after depositing 70% or more (if directed by the authority in special circumstances) of the amount realized from the allottees in RERA account is deposited.

I/We further undertake that no lien shall be created on the master account on RERA account by the promoter.

I/We further undertake that I/We have entered into an understanding/ agreement with the authorized signatory/Manager of the bank and authorized the bank to transfer 70% amount in the RERA Account and 30% in the Account as and when the amount is received in the Master Account.

I/We further undertake that RERA may be special circumstances, direct the bank to transfer more than 70% amount in the RERA Account which may go upto 100% in certain eventualities and there may be situations where some additional amount has to be deposited by the promoter.

In case of ongoing projects total amount realized from the allottees of the sold inventory, 70% of the total amount shall be deposited in the RERA account minus the expenditure after adjustment of expenditure paid and incurred on land and construction work.

I/We further undertake that in case expenditure paid and incurred is more than the deficit amount the same shall be deposited by the promoters from their own resources.

I/ We further undertake that RERA shall right and the authority to call for information not only of master Account, RERA Account but also from the free Accountant as and when affairs of the promoters are under investigation of the authority.

Verification:

This affidavit is further conceded and agreed to so long in respect of provisions where obligations of the banks have been created.

Signed by me

Authorized Signatory

For ASHIANA HOUSING LIMITED
Authorised Signatory

In witness thereof:

NOTARY
SURAJ BHAN
GURUGRAM
Regn. No. 8805
GOVT. OF INDIA

ATTESTED
SURAJ BHAN
ADVOCATE & NOTARY
GOVT. OF INDIA
DISTT. GURUGRAM (HARYANA), INDIA
19 JUN 2026