ANNEXURE - 17

Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 09/02/2026

Certificate No. G0I2026B1136

GRN No. 146907713

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : A and d Estates Pvt ltd
H.No/Floor : 77 Sector/Ward : 44 Landmark : Ss house near ramada hotel
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 85******14

Purpose : Affidavit **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

(Arrangement with Bank)

Affidavit of Mr. Sunil Shekhawat, Authorised Signatory of M/s A&D Estates Pvt. Ltd., having its Registered Office at "SS House, Plot No.77, Sector-44, Gurugram (Haryana) 122003". I the above-named deponent do hereby solemnly affirm and state as under:

1. We are the promoter(s) of the project as per details given below:-

S. No	Information sought/Items	Details
i.	Name of the project	SS Cendana and SS Kiavasa
ii.	Location of the project	Sector-83, Gurugram, Haryana
iii.	Area of the project under registration	12.6118 acres (51038.1435 m^2)
iv.	Nature of the project	Residential Group Housing
v.	Project cost (INR in Lac)	106620
vi.	Number of units (including EWS)	1679
vii.	License number and date of validity of license	195 of 2008 – Renewal Applied 15 of 2023 valid up to 29.06.2028
viii.	Date of completion of the project as per registration application	31.03.2029

NOTARY Mahender S. Punia Gurugram Regn. No. 3999 GOVT. OF INDIA

A&D ESTATES PRIVATE LIMITED SS House Plot No.-77 Sector-44 Gurugram, Haryana-122003

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2. Keeping in view the provisions of section 4(2) (l) (D) of the Real Estate (Regulation & Development) Act, 2016, a separate account is to be maintained in a scheduled bank wherein 70% of the amounts realised from the allottees of the real estate project from 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 for that purpose.

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

S. No	Type of bank account	Account No.	Name and branch of the bank
1.	Master Account of the project	9047209742	Kotak Mahindra Bank Ltd; Shop No. 4, B Block, Vipul Orchid Square, Sushant Lok, Phase 1, Gurgaon - 1
2.	Separate RERA Account of the project	9047209773	Kotak Mahindra Bank Ltd; Shop No. 4, B Block, Vipul Orchid Square, Sushant Lok, Phase 1, Gurgaon - 1
3.	Free Account of the promoter of the project	9047209759	Kotak Mahindra Bank Ltd; Shop No. 4, B Block, Vipul Orchid Square, Sushant Lok, Phase 1, Gurgaon - 1

(i). Master Account- In this account only the amount realized from the allottees of the real estate project from time to time shall be deposited.

We further undertake that there shall be no lien on this account No. 9047209742 opened in bank branch address: Kotak Mahindra Bank Ltd; Shop No. 4, B Block, Vipul Orchid Square, Sushant Lok, Phase 1, Gurgaon - 1.

(ii). Separate RERA Account: As per provisions of RERA, a separate account is to be maintained by us i.e., promoter in a scheduled bank wherein 70% or more (if directed by the authority in special circumstances) of the amounts realised from the allottees of the project is to be deposited as per Section 4(2) (l) (D) of the Act ibid to cover the costs of the construction and land costs of the project and shall be used only for those purposes. This shall be no lien account.

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

We further undertake that for the purpose of withdrawing the amounts from this separate account, the regulation/ directions of the Haryana Real Estate Regulatory Authority, Gurugram regarding withdrawal 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.

We further undertake that we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice.

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 that project only and withdrawals have been in proportion to the percentage of the completion of the project, within two months from the end of financial year, i.e., within one month from the date of certificate issued by the chartered accountant.

Mahavir S. Punia Gurugram Regn. No. 3999 GOVT. OF INDIA

ARD ESTATES PRIVATE LIMITED SS House Plot No.-77 Sector-44 Gurugram Haryana-122003

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

(iii). Promoter's Free Account for the Project: The 'Promoters free account' means an account wherein the residual amount after depositing 30% or less (if directed by the authority in special circumstances) of the amount realized from the allottees in RERA account is deposited.

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

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

We further undertake that RERA may in 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 a situation where some additional amount has to be deposited by the promoter.

In case of on-going projects total amount realised 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 landed construction work.

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

We further undertake that RERA shall have right and the authority to call for information not only of Master Account, RERA Account but also from the Free Account as and when affairs of the promoters are under investigation of the authority.

ADE ESTATES PRIVATE LTD. DS House Plot No.-77 Sector-44 Gurugram Haryana 122003

DEPONENT

Verification:

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

ADE ESTATES PRIVATE LTD. DS House Plot No.-77 Sector-44 Gurugram Haryana 122003

DEPONENT

NOTARY Mahender S. Punia Gurugram Regn. No. 3999 GOVT. OF INDIA

ATTESTED
MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India
17 FEB 2026

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