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Ravi Kashyap S/o Shri Ram
Palwal



SUNDER PAL
STAMP VENDOR
21 MAY 2026
TEHSIL WAZIRABAD
GURUGRAM

AFFIDAVIT

I, Ravi Kashyap (Aadhar No. 704589781255) S/o Shriram, R/o Opposite Devi Mandir, Pingaltu (119), Gorota, Palwal, Haryana-121106, an Authorized Signatory of M/s Goel & Son's Developers Private Limited, a company duly incorporated and registered under the provisions of the Companies Act, 2013 vide Corporate Identification No. U70100DL2020PTC364165 having its registered office at 58A, Khasra No. 215, 216, 219, near poll no. 411, Roshan Garden, Najafgarh, New Delhi, 110043 authorized vide Board Resolution dated 27-04-2026 (hereinafter referred to as the "Promoter") do solemnly affirm and declare as under:-

1. That we are the Promoter of the Project as detailed below:-

S.No.	Information	Details
a.	Name of the Project	Meffier Golden Park
b.	Location of the Project	Revenue Estate of Village- Khaika, Sector 4 Sohna, District Gurugram, Haryana
c.	Area of the Project under registration	2.43125 Acres
d.	Nature of Project	Plots forming part of Affordable Plotted Colony under the Deen Dayal Jan Awas Yojana, 2016 ('DDJAY')
e.	Project Cost	5697.799 Lacs
f.	Number of Units	44 Plots
g.	License No. and date of validity of said License	License No. 70 of 2026 dated 22.04.2026 The said License is valid till 21.04.2031
h.	Date of completion of the Project as per registration application	21.04.2031

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 amounts 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.

NOTARY
Joginder Singh
Area Gurugram
Regd. No.-16763
GOVT. OF INDIA

For Goel & Sons Developers Pvt. Ltd.
Kashyap
Authorised Signatory

3. Accordingly, to comply with the above provisions of law, we have opened the following three account(s):

S.No.	Nature of Bank Account	Name and branch of the Bank
a.	Master Account (100%)	141364500000089
b.	Separate RERA Account (70%)	141364500000099
c.	Free Account of the Promoter (30%)	141364500000069

4. **Master Account:** In this account, only the amount realized from the allottee(s) of the real estate project from time to time shall be deposited. We further undertake that there shall be no lien on Account No. 141364500000089 of YES BANK LTD GR FLR AND MEZZANINE SHOP NO R1G36 BLOCK 1 65TH AVENUE SEC 65 GURGAON HARYANA-122102. *(Master Account)*

5. **Separate RERA Account:** As per the provisions of RERA, a separate bank account is to be maintained by us i.e., Promoter in a schedule 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) (I) (D) of the Act ibid cover the costs of the construction and land costs of the project and shall be used for that purposes. This shall be a no lien account.

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

1.2 We further undertake that for the purpose of withdrawing the amounts from this separate account, the regulations/directions of the Haryana 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 account shall be engaged by us out of the panel if prepared by the authority and shall be paid at the specified rate.

1.3 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.

1.4 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 one month from the date of certificate issued by the chartered accountant.

NOTARY Joginder Singh Area Gurugram Regd. No.-16763 GOVT. OF INDIA

or Goel & Sons Developers Pvt. Ltd.

Authorised Signatory

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

6. **Promoter's Free Account for the Project:** The "Promoters Free Account" means an account where in the residual 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.

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

6.2 We further undertake that we have entered into an Understanding/Agreement with the Authorized Signatory/Manager of the bank and has authorized the bank to transfer 70% amount in RERA Account and 30% in the Free Account as and when the amount is received in the Master Account.

6.3 We further undertake that RERA may in special circumstances, direct the bank to transfer more than 70% amount in RERA Account which may go up to 100% in certain eventualities and there may be a situation where some additional amount has to be deposited by the Promoter.

6.4 In the case of on-going projects the total amount realized from the allottees of the sold inventory of the total amount shall be deposited in the RERA Account minus the expenditure after adjustment of expenditure paid and incurred on land.

6.5 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.

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

For Goel & Sons Developers Pvt. Ltd.

Authorised Signatory

Deponent

VERIFICATION

Verified at Gurugram, Haryana on 14th May, 2026 that the contents of the above affidavit are conceded and agreed in respect of provisions where obligations of the banks have been created.

For Goel & Sons Developers Pvt. Ltd.

Authorised Signatory

Deponent

NOTARY
Joginder Singh
Area Gurugram
Regd. No.-16763
GOVT. OF INDIA

ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
DISTT. GURUGRAM (HR.)
M. 9810778999

21 MAY 2026