

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 23/06/2026

Certificate No. GOW2026F1368

GRN No. 153524591



Stamp Duty Paid : ₹ 101

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ganesh panchratnam India limited

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 73*****19



Buyer / Second Party Detail

Name : Rera Chairman gurgaon

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village: Gurugram

District : Gurugram

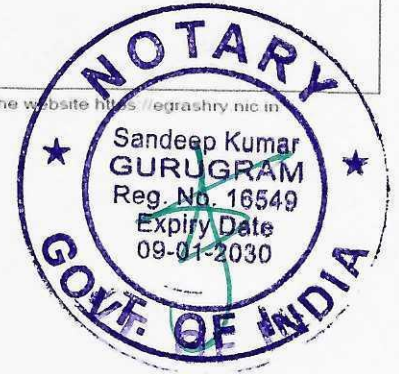
State : Haryana

Phone : 73*****19

Purpose : AFFIDAVIT

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AFFIDAVIT w.r.t. Section 4 (2) (L) (D)



We are the Promoter (s) of the project as per details given below: -

Sl. No.	Information Sought/ Items	Details
1	Name of the Project	Ganesh Complex
2	Location of the Project	Village Khatrika, Tehsil Sohna, Gurugram
3	Area of the Project under Registration	Industrial Plotted Area – 1,79,565.95 Sq. mts., i.e., 44.371 acres & Commercial Area – 879.66 Sq. mts., i.e. 0.217 acres out of total licensed Land area of 44.5875 acres
4	Nature of the Project	Industrial Plotted Colony
5	Project Cost	Rs. 23,678.31 Lakhs
6	Number of Units	143 Industrial Plots & 1 Commercial Plot totalling 144 Plots
7	License Number and date of validity of License	41 of 2026 dated 06.03.2026 valid till 05.03.2031
8	Date of Completion Certificate of the project envisaged as per application	31.03.2031

Keeping in view of the provisions of Section 4(2)(I)(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.



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

Sl. No.	Type of Bank Account	Name & Branch of the Bank	Account Number
1	Master Account of the Project	Axis Bank, G-105-106, Sushant Arcade, Sushant Lok - I, Gurgaon - 122002	926020016273046
2	Separate RERA Account (70%) of the Project	Axis Bank, G-105-106, Sushant Arcade, Sushant Lok - I, Gurgaon - 122002	926020016273059
3	Free Account of the Promoter of the Project	Axis Bank, G-105-106, Sushant Arcade, Sushant Lok - I, Gurgaon - 122002	926020016273062

- 1. 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. 926020016273046 opened in Axis Bank G-105-106, Sushant Arcade, Sushant Lok - I, Gurgaon - 122002.
- 2. 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 realized from the allottees of the project is to be deposited as per Section 4(2)(I)(D) of the Act ibid to cover the costs of construction and land costs of the project and shall be used only for that purposes. This shall be a no lien account.

We further undertake that the amounts from the separate account 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 rates.

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 the 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.

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.



3. **Promoter's Free Account for the project:** The 'promoter's free account'; means an account wherein 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.

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

We further undertake that 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 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 up to 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 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.

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 the Master Account, RERA Account but also from the Free Account as and when affairs of the promoters are under investigation of the authority.

GANESH PANCHRATNAM INDIA LIMITED

Managing Director & Authorized Signatory
(DEPONENT)

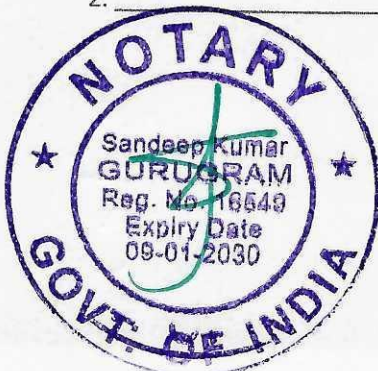
Verification:

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 / In witness thereof:

1. Piyush Kumar

2. Mukesh Kumar



GANESH PANCHRATNAM INDIA LIMITED

Managing Director & Authorized Signatory
(DEPONENT)

ATTESTED

SANDEEP KUMAR, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

23 JUN 2026