



Certificate No. GFB2025F85

GRN No. 132828833

Stamp Duty Paid : ₹ 101
(Rs. Only)Penalty : ₹ 0
(Rs. Zero Only)**Deponent**

Name: Ashiana Dwellings Pvt Ltd

H.No/Floor : 00

Sector/Ward : 02

Landmark : Adpl

City/Village : Sohna

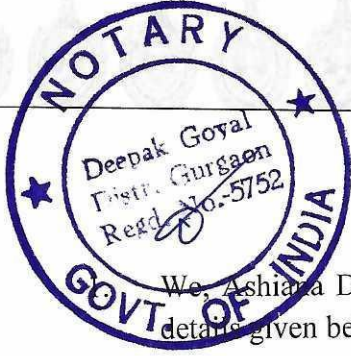
District : Gurugram

State : Haryana

Phone : 98*****47



Purpose : Affidavit to be submitted at Concerned office

**AFFIDAVIT**

We, Ashiana Dwellings Private Limited are Developers/promoter (s) of the project as per details given below:-

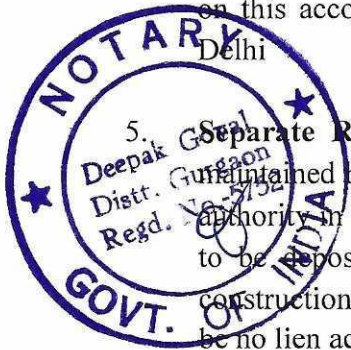
S.NO.	Information Sought/Items	Details
(i)	Name of the Project	Ashiana Mulberry Phase - IV
(ii)	Location of the Project	Sector-2, Village & Tehsil - Sohna, Gurugram, Haryana
(iii)	Area of the project under registration	1.67 Acres
(iv)	Nature of the Project	Residential
(v)	Project Cost (Estimated)	15098.42 Lakhs
(vi)	Number of Units	138
(vii)	License no. and date of validity of license	16 of 2014 valid till 09.06.2026
(viii)	Date of completion of the project as per registration application	31.08.2030

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

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

Sr. No.	Type of Bank Account	Name and Branch of the Bank
1.	Master Account of the Project	ADPL MASTER A/C ASHIANA MULBERRY PH - IV Account No.- 50200110907420 HDFC Bank, Address:-GK-2, New Delhi
2.	Separate Rera Account of the Project	ADPL RERA A/C ASHIANA MULBERRY PH - IV Account No.- 50200110882912 HDFC Bank, Address:-GK-2, New Delhi
3.	Free Account of the promoter of the Project	ADPL FREE A/C ASHIANA MULBERRY PH - IV Account No.- 50200110775830 HDFC Bank, Address:-GK-2, New Delhi

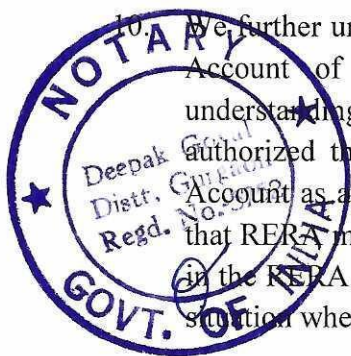
4. **Master Account-** In this account the amount realized from the allottees of the real estate project from time to time shall be deposited. We further undertake that there shall be no lien on this account No. 50200110907420 opened in bank branch - HDFC Bank, GK-2, New Delhi



5. **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 amount 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 the construction and land costs of the project and shall be used only for that purposes. This shall be no lien account.
6. 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.
7. We further undertake that for the purpose of withdrawing the amounts form 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. 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.

8. 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 amount 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.

9. **Promoter's Free Account for the Project:** The 'Promoters 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 shall be deposited.



10. We further undertake that no lien shall be created on the Master account as well as on Rera Account of the Promoter. We further undertake that we have entered into an understanding/agreement with the Authorized Signatory/Manager of the bank and the 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 upto 100% in certain eventualities and there may be a situation where some additional amount has to be deposited by the promoter.

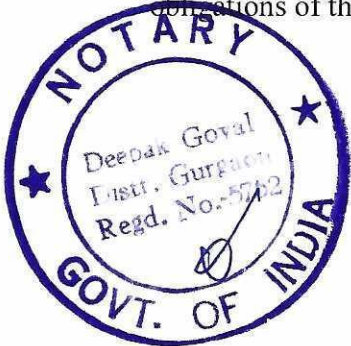
11. In case of on-going projects total amount realized from the allottees of the sold inventory 70% of the total amount shall be deposited in RERA Account minus the expenditure after adjustment of the expenditure paid and incurred on land and construction work.

12. 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 on Master Account, RERA Accountant but also from the Free Account 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 bank have been created.



BANK'S UNDERTAKING

As per the understanding /agreement between Ashiana Dwellings Private Limited and HDFC Bank I, the Bank Manager/Authorized signatory undertakes to ensure that the bank shall transfer 70% amount in the RERA Account and 30% in the Free Account as and when the amount is received in the Master Account. I shall also ensure the compliance of statutory provisions of RERA Act 2016 in operation of these bank accounts.

[Signature]
ROHIT KUCHHAL
Branch Operations Manager
Emp. Code : R5849
HDFC BANK LTD.

Signed by Bank Manager/Authorized Signatory

ATTESTED
[Signature]
DEEPAK GOYAL
Advocate & Notary
GURGAON