



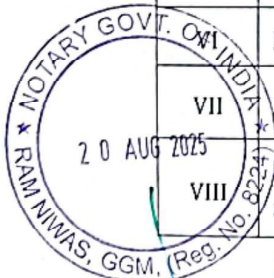


Bond	 <b>Indian-Non Judicial Stamp Haryana Government</b> 	Date : 19/08/2025
Certificate No. GOS2025H2482		Stamp Duty Paid : ₹ 101 <small>(Ru. Only)</small>
GRN No. 138383550		Penalty : ₹ 0 <small>(Ru. Zero Only)</small>
<b>Deponent</b>		
Name: Zak spaces and interiors Pvt Ltd		
H.No/Floor : Na	Sector/Ward : Na	Landmark : Na
City/Village : Gurugram	District : Gurugram	State : Haryana
Phone : 92*****10		
Purpose : GENERAL AGREEMENT to be submitted at Other		

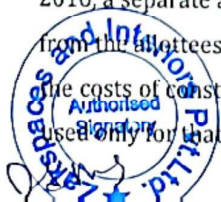
**AFFIDAVIT**

1. We, Zakspaces & Interiors Private Limited, are the promoter (s) of the project as per details given below:

Sr. no.	Information sought/Items	Details
I	Name of the project	Ivory Arches
II	Location of the project	Vatika India Next – II, Sectors 88A & 88B, Gurugram, Haryana
III	Area of the project under registration	0.1384 Acre   560.0849 sq.mtr.
IV	Nature of the project	Independent Residential Floors
V	Project cost	Rs. 1,660.52 lacs
	Number of units	12 units
VII	License number and date of validity of license	254 of 2023   Valid up to 16-11-2028 11 of 2015   Valid up to 30-09-2025
VIII	Date of completion of the project as per registration application	30.09.2029



2. Keeping in view 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.





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 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 Master Account, RERA Account 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 banks have been created.



ATTESTED

RAM NIWAS MALIK, ADVOCATE  
NOTARY, BHUBHARAM (HR.) INDIA