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Bond

Indian-Non Judicial Stamp
Haryana Government

Date :04/07/2026

Certificate No. G0D2026G1997

GRN No. 155103216

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty :₹ 0
(Rs. Zero Only)

Deponent

Name: Godrej properties limited
H.No/Floor : Na
Sector/Ward : Na
Landmark : Na
City/Village : Gurugram
District : Gurugram
State : Haryana
Phone : 80******30

Purpose : Affidavit **to be submitted at Concerned office**

AFFIDAVIT

1. I, Mr. Gaurav Gupta S/o of Mr. Santosh Kumar Gupta, resident of H. No. 443, First Floor, Sector 40, Gurugram, Haryana- 122001, being the Authorized Signatory of Godrej Properties Limited [(CIN No. L74120MH1985PLC035308) (PAN No. AAACG3995M)], duly authorized vide Board Resolution dated 02nd June, 2026, a company existing under the Companies Act, 2013 and having its registered office at Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East),, Mumbai City, Mumbai, Maharashtra, India, 400079 and Local address at Godrej GCR, 16th floor, Sector 42, Golf Course Road, Gurugram, Haryana 122002, do hereby solemnly declare, undertake and state as under:-

S. No.	Information sought/items	Details
1.	Name of the project	**"Godrej Verano"**
2.	Location of the project	Revenue estate of Village Ullawas, Sector-60 & 63A, Gurugram
3.	Total Licensed Area	Area admeasuring 11.35625 acres
4.	Area of project under registration	Area admeasuring 9.6532 acers
5.	Nature off the project	Residential Group Housing Colony
6.	Project cost	Rs. 2,93,577.92 lacs
7.	Number of units	Residential Dwelling Units : 624 Commercial : 6
8.	Licence number and date of validity of licence	Lic No. 129 of 2025 LC-5487/JE(RK)/2025/28528-541 dated 23.07.2025
9.	Date of completion of the project as per registration application	31.08.2033

NOTARY ★ Mahender S. Punia GURUGRAM Regn. No. 3999 GOVT. OF INDIA

GODREJ PROPERTIES LIMITED GURGAON 122002

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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 cost of construction and land costs shall be covered and the amounts lying in this account shall be used only for that purpose.

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

S. No.	Type of the bank account	Name of the branch and bank
1.	Master account for the project	A/c No: 99959667754503 Bank Address: HDFC Bank Limited, Unit 18 C and 18 D, Splendour Trade Tower, Golf Course Extn Road, Sector 65, Gurgaon - 122001
2.	Separate RERA account of the project	A/c No: 99969667754503 Bank Address: HDFC Bank Limited, Unit 18 C and 18 D, Splendour Trade Tower, Golf Course Extn Road, Sector 65, Gurgaon - 122001
3.	Free account of the promoter of the project	A/c No: 99979667754503 Bank Address: HDFC Bank Limited, Unit 18 C and 18 D, Splendour Trade Tower, Golf Course Extn Road, Sector 65, Gurgaon - 122001

1. **Master Account-** In this account only the amount realized by the allottees of the real estate project from time to time shall be deposited. Promoter further undertake that there shall be no lien on this account no. 99959667754503 opened in HDFC Bank Limited, Unit 18 C and 18 D, Splendour Trade Tower, Golf Course Extn Road, Sector 65, Gurgaon – 122001 ("**Master Account**")

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 amount realised by the allottees of the project is to be deposited as per Section 4 (2) (1) (D) of the Act cover the costs of the construction and land costs of the project and shall be used only for that purposes. This shall be a no lien account. ("**RERA Account**")

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

   Promoter 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 shall be paid at the specified rate.

   Promoter further undertake that promoter shall get the accounts audited within six months after the end of every financial year by chartered accountant in practice

NOTARY
Mahender S. Pania
GURUGRAM
Regn. No. 3999
GOVT. OF INDIA

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GURGAON
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Promoter further undertake that statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with the verification that the amounts collected for a particular project have been utilized for that project only and withdrawal 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.

Promoter 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 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 is deposited. ("**Free Account**")

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

Promoter 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.

Promoter 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 in where some additional account has to be deposited by the promoter.

In case of on-going projects total amounts realised from the allottees of the solid inventory 70% of the total amount shall be deposited in the RERA Account minus the expenditure paid and incurred on land and construction work.

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

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

GODREJ PROPERTIES LIMITED GURGAON 122002

DEPONENT

Verification:

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

GODREJ PROPERTIES LIMITED GURGAON 122002

DEPONENT

Signed by me the Authorized signatory/ ~~In~~ witness thereof:

1.________________
2.________________

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

ATTESTED

MAHENDER S. PUNIA
Advocate & Notary
Distt. Gurugram (Haryana), India