

AFFIDAVIT

Sr. No.

Purpose.

Signature.

SHYAM DASS
STAMP VENDOR
GURGAON

07 OCT 2020

SPECIAL
ADHESIVE

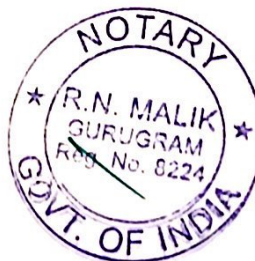
1. We are the promoter (s) of the project as per details given below: -

S.No.	Information sought/Items	Details
i.	Name of the Project	Mahira homes 95
ii.	Location of the Project	Revenue estate of village Dhorka, sector-95, Gurugram.
iii.	Area of the Project Under Registration	6.05 Acres
iv.	Nature of the Project	Affordable Group Housing
v.	Project Cost	19391.65 Lakhs
vi.	No. of Apartments	876
vii.	Licence No & Date of validity of Licence	24 of 2020 dated 10.09.2020 & 09.09.2025
viii.	Date of completion of the project as per registration application	17.09.2025

2. Keeping in view the provisions of section 4 (2) (1) (D) of the Real Estate (Regulation and Development) Act, 2016, a separate account is to be maintained in a scheduled bank wherein 70% of the amounts realised 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 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 Bank Account	Name and Branch of the Bank
1	Master Account of the Project	920020064094114, Axis Bank Patel Nagar, Old MG Road, Gurgaon, Haryana-122001
2	Separate RERA account of the project	920020064002434, Axis Bank Patel Nagar, Old MG Road, Gurgaon, Haryana-122001
3	Free account of the promoter of the project	920020041351559, Axis Bank Patel Nagar, Old MG Road, Gurgaon, Haryana-122001

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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 920020064094114 opened in bank branch address:- Patel Nagar, Old MG Road, Gurgaon, Haryana-122001.

2. **Separate RERA Account:-** as per provision 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 to be deposited as per Section 4 (2) (1) (D) of the Act to cover the cost of the construction and land cost 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 accounts 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 the 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 of the panel if prepared by the authority and shall be paid at the specified rate.

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 the 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 the certificate issued by the authority.

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.

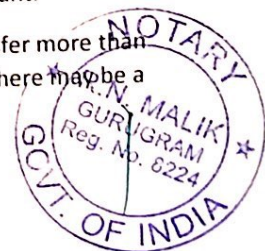
We further undertake that no lien shall be created on the master account as well as RERA account by the promoter.

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 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 circumstance direct the bank to transfer more than 70% amount in 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,

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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.


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 the investigation of the authority.


AUTHORIZED SIGNATORY
DEPONENT

Verification:

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


DEPONENT
CZAR BUILDWELL TVT LTD
AUTHORIZED SIGNATORY

In witnesses thereof:-

1. RAJAT RANA
29, Sector 41, Gurugram, 122001
2. Alakh Nigam
127, Sultanpuri, New
Delhi - 110030.



ATTESTED


R.N. MALIK, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

07 OCT 2020


DIRECTOR