

Builder Copy



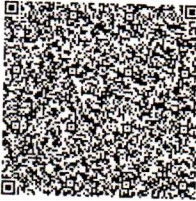
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL05344931062109S  
Certificate Issued Date : 11-Nov-2020 02:16 PM  
Account Reference : IMPACC (IV)/ dl897903/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL89790316221187234783S  
Purchased by : DIVINE VISION INFRARETAIL PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DIVINE VISION INFRARETAIL PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : DIVINE VISION INFRARETAIL PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line

### AFFIDAVIT

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

We are the promoter (s) of the project as per details given below: - S.No.	Information sought/Items	Details
i	Name of the Project	LA CENTRAL
ii	Name of the Collaborator /applicant	M/s Divine Vision Infra retail Pvt. Ltd.

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified on "www.shrestamp.com" or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

For DIVINE VISION INFRA-RETAIL PVT. LTD.

Auth.Sign./Director



iii	Name of the license holder	M/s Ocean Capital Market Ltd.
<b>We are the promoter (s) of the project as per details given below:- S.No.</b>		
	<b>Information sought/Items</b>	<b>Details</b>
iv	Location of the project	Sector-74A, Gurugram
v	Area of the project under registration	2.29375 acres
vi	Nature of the project	Commercial plotted colony
vii	Project cost	41.47 cr
viii	Number of Plots	30
ix	License number and date of validity of license	15 of 2020 dated 10.07.2020 valid upto 09.07.2025
x	Date of completion of the project as per registration application	31/12/2022

- 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 schedules 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 amount, 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 provision of law, we are opening the following three accounts:

Sr.No.	Type of bank account	Name and branch of the bank
1.	Master Account of the project	3851414218, Central Bank Of India, G.T Road ,Panipat
2.	Separate RERA account of the project	3851413780, Central Bank Of India, G.T Road ,Panipat
3.	Free Account of the promoter of the project	3796142696, Central Bank Of India, G.T Road ,Panipat

**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. 3851414218, opened in bank branch address: Central Bank of India, G.T Road, Panipat.

सेन्ट्रल बैंक ऑफ इंडिया, पानीपत  
For Central Bank of India, PANIPAT  
प्रबन्धक,  
Manager,

मुख्य प्रबन्धक,  
Chief Manager,

For DIVINE VISION REAL ESTATE PVT. LTD.

Director



**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 the construction and land costs of the project and shall be used only for that purposes. This shall be a no lien amount.

We further undertake that the amounts from the separate amounts shall be withdrawn by us after it is certified by an engineer, architect and the chartered accountant in practice that withdrawal is a 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 rate.

We further undertake that we shall get the accounts audited within six months after the end of every financial year by a chartered account in practice.

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 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 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 upto 100% in certain

For Central Bank of India, PANIPAT

प्रबन्धक,  
Manager,

मुख्य प्रबन्धक,  
Chief Manager

For DIVINE VISION INFRA-RETAIL PVT. LTD.

Auth. Sign./Director



eventualities and there may be a situation where some additional amount has to be deposited by the promoter.

In case of on-going project 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.

संघीय बैंक ऑफ इंडिया, पानीपत  
For Central Bank of India, PANIPAT

प्रबन्धक,  
Manager,

**Verification:**

मुख्य प्रबन्धक,  
Chief Manager,

For DIVINE VISION INFRA-RETAIL PVT. LTD.

**DEPONENT**

Auth. Sign./Director

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

For DIVINE VISION INFRA-RETAIL PVT. LTD.

**DEPONENT**

Auth. Sign./Director

In witness there of

1. *Meena*  
A-51, Rohini Sector-2  
Pocket '00'
2. *Rupie*  
B-97, Sarvik Vihar  
Delhi-34

**ATTESTED**

NOTARY PUBLIC, DELHI

20 NOV 2020

