

33022



# UNDERTAKING

Stamp Vendor  
No. 35  
Distt. Courts Gurgaon

I, Sujeet Kumar S/o Sh. Mr. Birendra Sharma R/o A-501, Neelachal Cghs Limited, Plot No. 3, Desh Bandhu Gupta Marg, Near Rajapuri Chowk, Sector - 4, NSIT, Dwarka, Delhi - 110078, Authorised Signatory of M/s Lion Infradevelopers LLP having its registered office at Plot No 10, 3<sup>rd</sup> Floor, B-1 Vasant Kunj, New Delhi-110070, Promoter of the proposed Commercial Colony Project "Mall Street" on land measuring **0.468017 Acres** acre located at Sector - 35, Revenue Estate of Village Sohna, Gurugram, Haryana, duly authorized vide their Partner Resolution dated 04<sup>th</sup> February, 2022, do hereby solemnly declare, undertake and state as under:

1. That the developer shall integrate the bank account in 4(2)(I)(D) of the Real Estate Regulation and Development act, 2016 with the online application/payment gateway of the department, in such manner so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the state treasury.
2. That such 10% of the total receipt from each payment made by the allottee, which is received by the department shall get automatically credited, on the date of receipt in the government treasury against EDC dues.
3. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the promoter.
4. The implementation of such a mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/ developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.

This undertaking is prepared for submission with HARERA for RERA registration of the project.

For M/s Lion Infradevelopers LLP

Sujeet Kumar  
Authorised Signatory

Date: 11.03.2022  
Place: Gurgaon



ATTESTED

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

11 MAR 2022