

Bond

Indian-Non Judicial Stamp Haryana Government

Date : 09/02/2023

Certificate No. G0I2023B2576



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 99023918



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Adani M two k Projects llp

H.No/Floor : 83

Sector/Ward : 32

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 72*****26



Purpose : AFFIDAVIT to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

AFFIDAVIT

1. We Adani M2K Projects LLP. a company incorporated under the provisions of Companies Act 2013 and having its registered office at 10th Floor, Shikhar, Nr. Adani House, Mithakhali Six Roads, Navrangpura Ahmedabad GJ-380009 are promoter of the Project as per details given below:

S.NO	INFORMATION SOUGHT/ITEMS	DETAILS
1.	Name of Project	Oyster Greens
2.	Location of Project	Sector -102&102A Gurugram
3.	Area of project under registration	0.5996 Acres
4.	Nature of Project	Commercial Plotted Colony
5.	Project Cost	780.30 Lakhs
6.	Number of Plot	09
7.	License number and date of validity	44 of 2021 valid till 09.08.2026
8.	Date of completion of Project	09.08.2026

2. Keeping in view the provisions of section 4(2) 1 d of Real Estate Regulation and 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



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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 provision 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 A/c No 777705044451	ICICI Bank Ltd. Bestech Business Tower, Sec-48, Gurugram-122018.
2.	Separate RERA account of the Project A/c No 777705044452	ICICI Bank Ltd. Bestech Business Tower, Sec-48, Gurugram-122018.
3.	Free account of the promoter of the project A/c No 777705044453	ICICI Bank Ltd. Bestech Business Tower, Sec-48, Gurugram-122018.

- i. **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 777705044451 opened in bank branch address ICICI Bank Ltd. Bestech Business Tower, Sec-48, Gurugram-122018.
- ii. **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 a 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 ibis to cover the costs of the construction and land 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.

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 withdrawl is in 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 withdrawl from the RERA account, the real estate engineer/architect/chartered accountant shall be engaged by us out of the panel if prepared 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.



P.S. Pachar

We further undertake that statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with a certification 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.

- iii. **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 a 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 /Manager of the Bank and authorized the bank to transfer 70% amount in the RERA account and 30% in the Free Account 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 on ongoing projects total amounts 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.

P.S. Pachawan
DEPONENT

Verification

The contents of my above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 28th day of February, 2023.



P.S. Pachawan
DEPONENT

ATTESTED

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