

Bond



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 04/05/2023

Certificate No. GOD2023E798

**\*GOD2023E798\***

Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 102185576

**\*102185576\***

Penalty : ₹ 0

(Rs. Zero Only)

**Deponent**

Name : Gls Infraprojects Pvt ltd

H.No/Floor : 707

Sector/Ward : 15

Landmark : Jmd pacific square

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 96\*\*\*\*\*82



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>

**FORM 'REP-II'**

[See rule 3(3)]

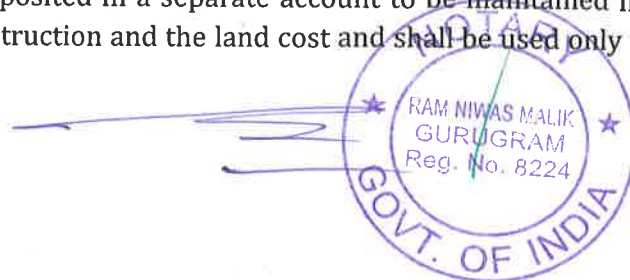
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Surinder Singh duly authorized by the promoter of the proposed project, vide his authorization dated 26.04.2023.

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed promoter is 27.04.2028.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.



5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

  
Deponent

#### Verification

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


Verified by me at Gurugram on this 04 day of May, 2023.

  
Deponent



  
ATTESTED

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

|   |   |   |                                       |
|---|---|---|---------------------------------------|
| Bond  | <b>Indian-Non Judicial Stamp<br/>Haryana Government</b> |   | Date : 04/05/2023                     |
| Certificate No.   | G0D2023E798   | <b>*G0D2023E798*</b>  | Stamp Duty Paid : ₹ 101<br>(Rs. Only) |
| GRN No.   | 102185576   | <b>*102185576*</b>  | Penalty : ₹ 0<br>(Rs. Zero Only)      |
| <b><u>Deponent</u></b>                                  |   |   |                                       |
| Name :  | Gls Infraprojects Pvt ltd                               |   |                                       |
| H.No/Floor :  | 707   | Sector/Ward :   | 15                                    |
| City/Village :  | Gurugram  | Landmark :  | Jmd pacific square                    |
| Phone :   | 96*****82   | District :  | Gurugram                              |
|   |   | State :   | Haryana                               |
| 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 are the promoter (s) of the project as per details given below-

| S.no. | Information sought/items                              | Details  |
|-------|---|--|
| I     | Name of the project                                   | Bird Estate-2  |
| ii    | Location of the project                               | Bird Estate-2, Revenue Estate of Village Badsa, Sector -9, District Jhajjar, Haryana |
| iii   | Area of the project under registration                | 2.20625 Acres  |
| iv    | Nature of the project                                 | DDJAY Plotted  |
| V     | Project cost (in lakhs)                               | 1306.257   |
| vi    | Number of units                                       | 41   |
| vii   | Licence number and date of validity of license        | 93 of 2023 dated 28.04.2023 valid upto 27.04.2028                                    |
| viii  | Date of completion of the project as per registration | 27.04.2028   |

2. 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 scheduled bank wherein 70% of the amount 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 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 bank account  | Name and branch of the bank  |
|-------|---|--|
| 1     | Master Account of the project (A/c No. 41881763474)               | State Bank of India, At SME Branch 233, Okla Industrial Estate Phase-3, New Delhi-110020 |
| 2     | Separate RERA account of the project (A/c no. 41777645871)        | State Bank of India, At SME Branch 233, Okla Industrial Estate Phase-3, New Delhi-110020 |
| 3     | Free account of the promoter of the project (A/c No. 41881759195) | State Bank of India, At SME Branch 233, Okla Industrial Estate Phase-3, New Delhi-110020 |

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. **41881763474** opened in bank branch address:

2. **Separate RERA Account:** as per provisions of RERA, a separate account (A/c no. **41777645871**) 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 account.

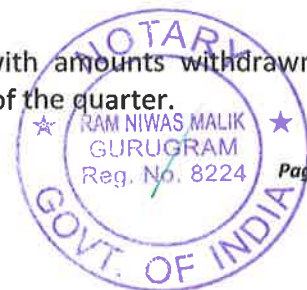
We further undertake that the amounts from the separate accounts shall be withdrawn by us after it is certified by an engineer, architect and the chartered accountant in practice that withdrawal is in proportionate to the completion of the project. We further undertake that for the purpose of withdrawing the amounts from 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 '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 (A/c No. 41881759195) 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 eventualities and there may be a situation where some additional amount has to be deposited by the promoter.

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 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.



**DEPONENT**

Verification:


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



**DEPONENT**

In witnesses thereof:

  
1. Ashish Drall

  
2. Pankaj Sharma



**ATTESTED**

Page 3 of 3

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