



Certificate No. G0C2023C1697



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 99960298



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Mrg group india Pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 97*****83

Purpose : **AFFIDAVIT to be submitted at Other**

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:-

Sr. No.	Information sought/Items	Details
1	Name of the Project	MRG Crown
2	Location of the Project	Sector-106, Gurugram
3	Area of the project under registration	3.8473 acres
4	Nature of the project	Independent Residential Floors
5	Project Cost	474.97 Cr.
6	Number of Units	444
7	Licence No. and date of validity of licence	192 of 2022, valid till 27.11.2027
8	Date of completion of project as per registration application	15.11.2027

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 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 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:



Sr. No.	Type of Bank Account and No	Name and Branch of the Bank
1.	Master Account of the project having account no. 1547365003	Kotak Mahindra Bank Ltd. Ground floor, Block-B, Vatika Atrium, Sector 53, Golf Course Road, Gurgaon 122001
2.	Separate RERA account of the project having account no. 1547363931	Kotak Mahindra Bank Ltd. Ground floor, Block-B, Vatika Atrium, Sector 53, Golf Course Road, Gurgaon 122001
3.	Free account of the promoter of the project having account no. 1547352386	Kotak Mahindra Bank Ltd. Ground floor, Block-B, Vatika Atrium, Sector 53, Golf Course Road, Gurgaon 122001

(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. **1547365003** opened in bank branch address: Kotak Mahindra Bank Ltd. Ground floor, Block-B, Vatika Atrium, Sector 53, Golf Course Road, Gurgaon 122001.

(ii) **Separate RERA Account-** as per provisions of RERA, a separate account is to be maintained by us having account no. **1547363931** 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) (l) (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. HARYANA GOVT. GAZ. (EXTRA.), MAY 10, 2019 (VYSK. 20, 1941 SAKA) 1645



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.

4. **Promoter's Free Account for the Project:** The 'promoters free account' means an account having account no. **1547352386** 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 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

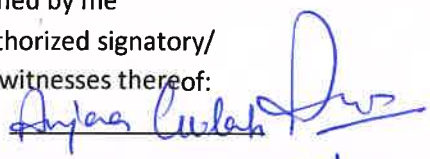

Verification: This affidavit is further conceded and agreed to so long in respect of provisions where obligations of the banks have been created.


DEPONENT

Signed by me

Authorized signatory//

In witnesses thereof:

1. 
2. 


ATTESTED

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



27 MAR 2023

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date :03/03/2023

Certificate No. G0C2023C1673



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 99924871



Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name: Mrg group india Pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 97*****83



Purpose : UNDERTAKING to be submitted at Other

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. Rajjath Goel, Director** duly authorized vide authorization dated 20.01.2023 of the proposed project Independent Residential Floors under DDJAY over total area of 3.8473 Acres namely "MRG Crown" falling in Sector 106, District-Gurugram, Haryana;

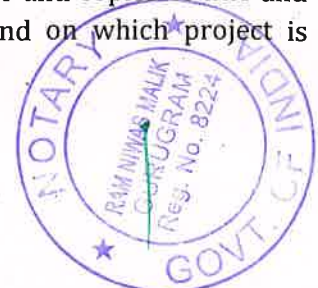
I, **Rajjath Goel** duly authorized of the proposed project do hereby solemnly declare, undertake and state as under:

That M/s MRG Group India Private Limited is having rights to develop the projects vide registered Collaboration Agreement with the Land Owners M/s MRG Castle Reality LLP and MRG World LLP on which the development of the project is proposed

and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Explanation.—where the promoter is not the owner of the land on which development of project is proposed, details of the consent of the owner(s) of the land along with a copy of the registered (wherever applicable) collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land on which project is proposed to be developed.



1. That the said land is free from all encumbrances.

Or

That details of encumbrances **NA** including details of any rights, title, interest, dues, litigation and name of any party in or over such land.

2. That the time period within which the project shall be completed by [me/promoter] is **15.11.2027**.
3. That seventy per cent of the amounts realised by [me/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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn [me/ 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.
6. That [I/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.
7. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
8. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That [I/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 09th day of March, 2023 at Gurugram.

Deponent




ATTESTED

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

12 7 MAR 2023



12 7 MAR 2023

Bond	 Indian-Non Judicial Stamp Haryana Government 		Date : 25/03/2023
Certificate No.	G0Y2023C2112	*G0Y2023C2112*	Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	100762936	*100762936*	Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Deponent</u>			
Name :	Mrg group india Pvt ltd		
H.No/Floor : Na	Sector/Ward : Na	Landmark : Na	
City/Village : Gurugram	District : Gurugram	State : Haryana	
Phone : 97*****83			
Purpose : ALL PURPOSE to be submitted at Other			

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UNDERTAKING

I, Rajjath Goel (Director) S/o Sh. Davender Kumar of **M/s MRG Group India Private Limited** do hereby solemnly affirm, declare and undertake as under:

1. That our Zoning and Site Plan has been approved by the authority vide DRG No. DGTCP 8916 dated 10.01.2023 and Drawing No. 8764 dated 24.11.2022, hence we are not required to take any other Power Line Shifting NOC from the concerned department. (Copies of the approval has already been deposited with the department).
2. That Natural Conservation Zone, Tree-Cutting Permission/NOC from DFO and Forest Land Diversion are not applicable on our project.


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 27th day of March, 2023 at Gurugram.


Deponent

ATTESTED

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



27 MAR 2023