





Bond	 Indian-Non Judicial Stamp Haryana Government 		Date : 18/07/2023
Certificate No.	G0R2023G920		Stamp Duty Paid : ₹ 101
GRN No.	105100812		Penalty : ₹ 0
Deponent			
Name :	Wonder City Buildcon limited		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village :	Gurugram	District :	Gurugram
Phone :	98*****82	State :	Haryana
			
Purpose : AFFIDAVIT to be submitted at Concerned office			

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AFFIDAVIT

1. I, Nitish Dubey authorised representative of **M/s Wondercity Buildcon Ltd.** the promoter of the project as per details given below:-

S. No	Information sought/Items	Details
1.	Name of the project	Godrej 101
2.	Location of the project	Sector 79, Manesar Gurugram
3.	Area of the project under registration	0.9875 Acres
4.	Nature of the project	Residential Group Housing
5.	Project cost	11147.35 Lakhs
6.	Number of units	56
7.	Licence number and date of validity of license	Licence no. 47 of 2013 dated 06.06.2023, valid upto 05.06.2025 Licence no. 109 of 2014 dated 14.08.2014, valid upto 13.08.2024
8.	Date of completion of the project as per registration application	30.08.2028

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 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.



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3. Accordingly, to comply with the above provisions of law, Promoter is 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. 57500000030882 HDFC Bank Ltd Ground Floor Jehangir Building M G Road Fort Mumbai Maharashtra 400001
2.	Separate RERA account of the project	A/c No. 57500000030853 HDFC Bank Ltd Ground Floor Jehangir Building M G Road Fort Mumbai Maharashtra 400001
3.	Free account of the promoter of the project	A/c No. 50200043915400 HDFC Bank Ltd., Splendor Trade Tower, Golf Course Extn Road, Sector 65, Gurugram Haryana 122001

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. Promoter further undertake that there shall be no lien on this account No. 57500000030882 opened in bank branch address: Ground Floor Jehangir Building M G Road Fort Mumbai Maharashtra 400001.
2. **Separate RERA Account:** as per provisions of RERA, a separate account is to be maintained by 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.

Promoter further undertake that the amounts from the separate accounts shall be withdrawn by Promoter 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.

Promoter 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.

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



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Promoter 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 is deposited.

Promoter further undertake that no lien shall be created on the master account as well as RERA account by the promoter.

Promoter further undertake that Promoter 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.

Promoter 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.

Promoter 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.

Promoter 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.

Signed by me



Authorized signatory

In witnesses thereof:



ATTESTED

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


DEPONENT