

Government of National Capital Territory of Delhi

₹100

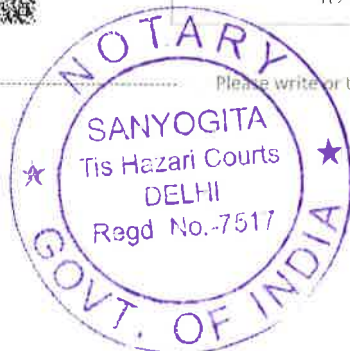
e-Stamp

Certificate No.	: IN-DL38362104436011V
Certificate Issued Date	: 20-Jul-2023 10:23 AM
Account Reference	: SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-SELF45726961520141V
Purchased by	: VIKAS PARKS PRIVATE LIMITED VPPL
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT CUM UNDERTAKING
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VIKAS PARKS PRIVATE LIMITED
Second Party	: NOT APPLICABLE
Stamp Duty Paid By	: VIKAS PARKS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



SELF PRINTED CERTIFICATE TO BE
VERIFIED BY THE RECIPIENT AT
WWW.SHCILESTAMP.COM

IN-DL38362104436011V



Affidavit cum Declaration

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shonestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

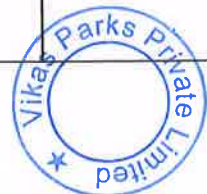
Affidavit cum Declaration of **Mr. Dharmesh Pramod Shah, Chief Executive Officer and Mr. Ritesh Gupta, Head- Finance, both authorised signatories of Vikas Parks Private Limited** (CIN No. U45200DL2006PTC155088), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 264 Okhla Industrial Estate, Phase-3, New Delhi – 110020 are promoter of the project as per details given below:

S.N.	Information sought/ Items	Details
1	Name of the Project	Hero Homes Tower 8
2	Location of the Project	Sector 104, Dwarka Expressway, Gurugram, Haryana, 122006,
3	Area of the project under registration	0.1514 Acres
4	Nature of project	Group Hosing Project Residential Apartments
5	Project cost	14131.44 (Lakhs)
6	Number of units	105 Units
7	License number and date of validity of license	37 of 2012 (Dated 21.04.2025) 246 of 2007 (Dated 28.10.2024) 66 of 2012 (Dated 20.06.2025) 67 of 2012 (Dated 20.06.2025) 56 of 2011 (Dated 22.06.2024) 43 of 2014 (Dated 15.06.2024) 44 of 2014 (Dated 15.06.2024)
8	Date of completion of the project as per registration application	30 th September 2027

Keeping in view the provisions of section 4 (2) (1) (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

Accordingly, to comply with the above provisions of law, we are opening the following three accounts:

Name	Account number	Percentage	Bank
Vikas Park Private Limited - RERA	023572500000151	70%	Yes Bank. G-1 to G-3, 43, Chiranjivi Tower, Nehru place New Delhi-110019
Vikas Park Private Limited - Collection A/c	023572500000121	100%	
Vikas Park Private Limited Retention A/c	023566200000130	30%	



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. 023572500000121 opened in Yes bank branch address G1 to G3, 43, Chiranjivi Tower, Nehru Place, New Delhi-110019

1. Separate RERA Account:

as per provisions 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 special circumstances) of the amounts realized from the allottees of the project is to be deposited as per Section 4 (2) (1) (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.

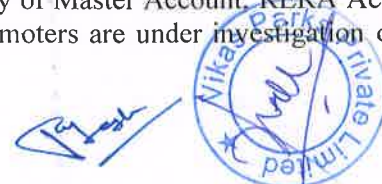
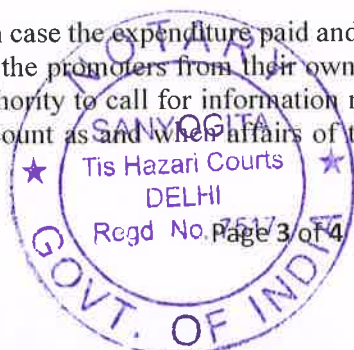
2. Promoter's Free Account for the Project:

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.

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

ATTESTED


NOTARY PUBLIC DELHI



20 JUL 2023