

Bond



Indian-Non Judicial Stamp
Haryana Government



Date : 05/01/2024

Certificate No. G0E2024A708



Stamp Duty Paid : ₹ 101

GRN No. 111417818



(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Adani Infrastructure and Developers pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 70*****37



Purpose : AFFIDAVIT to be submitted at Others

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 INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED a company incorporated under the provisions of Companies Act 2013 and having its registered office at 10TH floor Shikhar, Near Adani House , Mithakali Six Roads Navrangpura, Ahmedabad Gujarat -380009 are promoter(s) of the Project as per details given below:

S.NO	INFORMATION SOUGHT/ITEMS	DETAILS
1.	Name of Project	LUSHLANDS
2.	Location of Project	Sector -02, Gwal Pahari, Gurugram
3.	Area of project under registration	8.349 acre
4.	Nature of Project	Group Housing Colony
5.	Project Cost	1166.94 Lac
6.	Number of Unit	251
7.	License number and date of validity	98 of 2011 valid till 10.11.2024
8.	Date of completion of Project	30.09.2029

2. Keeping in view the provisions of section 4(2) of Real Estate Regulation and Development Act 2016 a separate account is to be maintained in a scheduled bank

[Signature]



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.

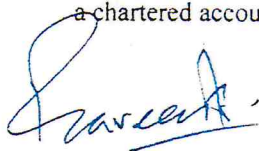
3. Accordingly, to comply with the above provision of law, we are opening the following three accounts:

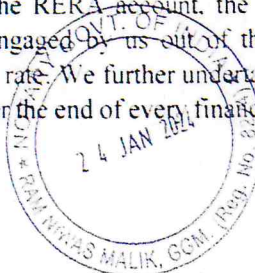
S.NO	TYPE OF BANK ACCOUNT	NAME AND BRANCH OF THE BANK
1.	Master Account of the Project A/c No 777705122312	ICICI Bank Ltd. Shop No-2&3, Bestech Business Tower, Sohna road Sector-48 Gurugram, Haryana-122018
2.	Separate RERA account of the Project A/c No 777705102312	ICICI Bank Ltd. Shop No-2&3, Bestech Business Tower, Sohna road Sector-48 Gurugram, Haryana-122018
3.	Free account of the promoter of the project A/c No 777705112312	ICICI Bank Ltd. Shop No-2&3, Bestech Business Tower, Sohna road Sector-48 Gurugram, Haryana-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 777705122312 opened in bank branch address ICICI Bank Ltd, Shop No-2&3, Bestech Business Tower, Sohna road Sector-48 Gurugram, Haryana-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)(l)(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 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 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.





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 upto 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.

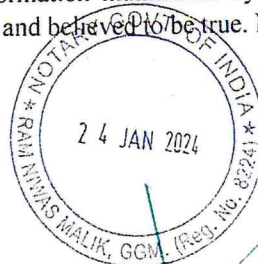
We further undertake that in case the expenditure paid and incurred is more than the deficit amount the same shall be deposited by the promoters from their own resources. We further undertake that RERA shall have right and the authority to call for information not only of Master Account RERA Account but also from the Free account as and when affairs of the promoters are under investigation of the authority. This affidavit is further conceded and agreed to so long in respect of provisions where obligations of the banks have been created.



DEPONENT

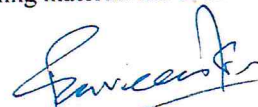
Verification

Verified at Gurugram on this 24th January 2024 that content of my aforesaid affidavit are correct & true based upon information maintained by the Applicant Company during normal course of its business and believed to be true. Nothing material has been canceled therefor.



ATTESTED

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



DEPONENT