



A/9

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 06/07/2024

Certificate No. G0F2024G1457 

Stamp Duty Paid : ₹ 101

GRN No. 118683122 

Penalty : ₹ 0

**Deponent**

Name : Ojos developers pvt ltd  
 H.No/Floor : 316/3f Sector/Ward : 00 Landmark : Time tower  
 City/Village : Gurugram District : Gurugram State : Haryana  
 Phone : 84\*\*\*\*\*04

Purpose : AFFIDAVIT to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

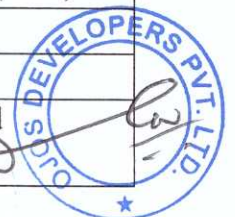
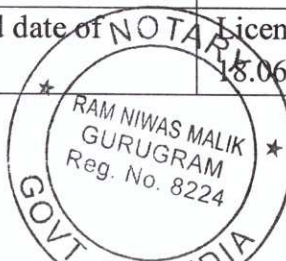


### AFFIDAVIT

I, Srinivasulu Dasari, S/o Seetha Ramaiah Dasari, Authorised Signatory of the promoter, namely, M/s **Ojos Developers Pvt. Ltd.**, having its registered office at 411, 4<sup>th</sup> Floor, Ambadeep Building 14, K.G. Marg, New Delhi-110001 and corporate office at 316, Time Tower, M G Road, Gurgaon, Haryana, 122002 ("**Company**") is authorised vide Board Resolution dated 17.10.2023, do hereby solemnly declare, undertake and state as under:

- That the Company is the promoter of the proposed Commercial Plotted Colony under the name and style of "Reach Buzz 114" ("**Said Project**") over the area of land measuring 5.1375 acre situated in the revenue estate of village Bajghera, Sector-114, Gurugram, Haryana ("**Said Land**"), as detailed below:

S. no.	Information sought/Items	Details
i	Name of the project	Reach Buzz 114
ii	Location of the project	Revenue Estate of Village Bajghera, Sector 114, Gurugram, Haryana
iii	Area of the project under registration	5.1375 acres
iv	Nature of the project	Commercial Plotted Colony (SCO)
v	Project cost	11749.39 Lakhs
vi	Number of Plots	60
vii	Licence number and date of validity of license	License No. 65 of 2024 dated 18.06.2024.



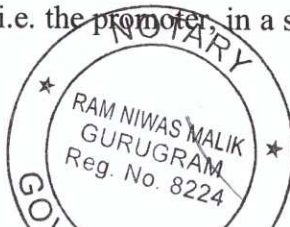
*[Signature]*

viii	Date of completion of the project as per registration application	30.09.2028
------	---	------------

2. Keeping in view the provisions of section 4(2)(I)(D) of the Real Estate (Regulation & Development) Act, 2016, (RERA Act) a Separate RERA 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, the Company is opening the following three accounts:

S. No.	Type of bank account	Name and branch of the bank
1.	Master Collection Account (100 %)	ODPL Reach Buzz 114 Master Coll Account no. – 99929899542948 Branch Address: HDFC Bank Ltd, Vatika Building, Gurgaon Road, First India Place, Mehrauli, Gurugram, Haryana -122002.
2.	Separate RERA account (70%)	ODPL Reach Buzz 114 RERA Account no. – 99919810205165 Branch Address: HDFC Bank Ltd, Vatika Building, Gurgaon Road, First India Place, Mehrauli, Gurugram, Haryana-122002.
3.	Free account (30%)	ODPL Reach Buzz 114 FREE Account no. – 99919910888044 Branch Address: HDFC Bank Ltd, Vatika Building, Gurgaon Road, First India Place, Mehrauli, Gurugram, Haryana-122002.

4. **Master Collection Account** – In this account only the amount realized from the prospective allottee(s) of the said Project from time to time shall be deposited. We, the Company, further undertake that the Master Collection Account shall be opened under Account No. 99929899542948, Branch Address: HDFC Bank Ltd, Vatika Building, Gurgaon Road, First India Place, Mehrauli, Gurugram, Haryana-122002.
5. **Separate RERA Account** – As per provisions of RERA Act, a separate account is to be maintained by the Company i.e. the promoter in a scheduled bank wherein 70% or

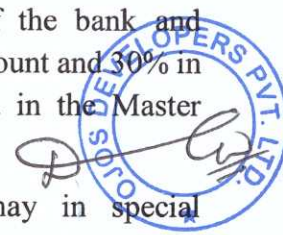
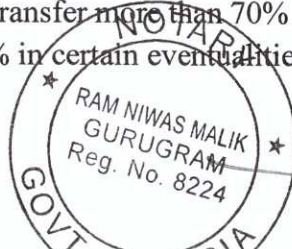


*[Signature]*



more (if directed by the authority in special circumstances) of the amounts realized from the prospective allottee(s) of the said Project is to be deposited as per Section 4(2)(1)(D) of the RERA Act ibid to cover the costs of the construction and land costs of the said Project and shall be used only for that purpose. This shall be a no lien account. We, the Company further undertake that the amounts from the separate account shall be withdrawn by the Company after it is certified by an Engineer, Architect and the Chartered Accountant in practice that the withdrawal is proportionate to the completion of the said Project.

6. We, the Company, further undertake that for the purpose of withdrawing the amounts from this Separate RERA Account, the regulation/directions of the Haryana Real Estate Regulatory Authority, Gurugram regarding withdrawal from the Separate RERA Account, the said Project's bank account directions issued in 2019 shall be strictly followed. The Engineer/Architect/Chartered Accountant shall be engaged by the Company out of the panel prepared by the Authority and shall be paid at the specified rate.
7. We, the Company, 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.
8. We, the Company, 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 said Project have been utilized for that development of the said Project only and withdrawals have been in proportion to the percentage of the completion of the said Project, within one month from the date of certificate issued by the Chartered Accountant.
9. We, the Company, further undertake to produce statement of accounts along with amounts withdrawn and statement of accounts for every quarter within 15(fifteen) days after the end of the quarter.
10. **Promoter's Free Account for the said Project:** The 'Promoter's 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 prospective allottee(s) in Separate RERA Account is deposited.
11. We, the Company, further undertake that no lien shall be created on the Master Collection Account as well as Separate RERA Account by the Company.
12. We, the Company, 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 Separate RERA Account and 30% in the Promoter's Free Account as and when the amount is received in the Master Collection Account.
13. We, the Company, further undertake that RERA Authority may in special circumstances, direct the bank to transfer more than 70% amount in the separate RERA Account which may go upto 100% in certain eventualities and there may be a situation



*[Signature]*

where some additional amount has to be deposited by the Company.

14. In case of on-going projects total amount realized from the prospective allottee(s) of the sold inventory 70% of the total amount shall be deposited in the separate RERA account minus the expenditure after adjustment of expenditure paid and incurred on land and construction work.
15. We, the Company, further undertake that in case the expenditure paid and incurred is more than the deficit amount the same shall be deposited by the Company from their own resources.
16. We, the Company, further undertake that RERA Authority shall have right and the authority to call for information not only of Master Collection Account, separate RERA Account but also from the Promoter's Free Account as and when affairs of the Company are under investigation of the Authority.
17. That the contents of this Affidavit cum Declaration are true and correct to the knowledge derived from the records of the Company kept in due course.



DEPONENT

**Verification:**

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

Date 06<sup>th</sup> July 2024

Place: Gurugram



DEPONENT



ATTESTED

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

06 JUL 2024