

**Indian-Non Judicial Stamp
Haryana Government**

Date : 10/10/2024

Certificate No. G0J2024J4077



GRN No. 122451833

Stamp Duty Paid : ₹ 600
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Experion Developers Pvt Ltd

H.No/Floor : 8th

Sector/Ward : 15

LandMark : Milestone experion centre wing b

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone: 99*****45

**Buyer / Second Party Detail**

Name: Dbs Bank

H.No/Floor : Na

Sector/Ward : Na

LandMark : Cyber city

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 99*****45

Purpose : GENERAL AGREEMENT

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

This stamp paper forms is integral part of request letter dated 10-10-2024 between
Experion Developers Pvt.Ltd. and DBS Bank Limited.


Experion Developers Pvt. Ltd.
Director/Authorised Signatory

To

DBS Bank India Limited ("Bank")
Cyber City, Gurgaon, Haryana

Date: 10-10-2024

Dear Sir/Madam

Sub: Opening of current accounts for the Experion Developers Pvt.Ltd. in relation to "THE TRILLION" ("Project")

We, Experion Developers Pvt.Ltd. ("Customer") hereby request you to open the following current accounts for and in our name for our Project mentioned in Annexure hereto: (tick where applicable)

1. Account as per requirement under the Real Estate (Regulation and Development) Act, 2016 ("RERDA") ("**RERA Account**")
2. Customer Collection account ("**Collection Account**")

The RERA Account and Collection Account shall hereinafter individually be referred to as "**Account**" and collectively as "**Accounts**"

We understand that we are required to ensure that withdrawals/transfers from the RERA Account is subject to fulfillment of conditions stipulated under RERDA, and hereby confirm that we shall be in adherence to all the requirements under RERDA. We confirm that ensuring the same shall be solely our responsibility and the Bank shall at no time be liable or be under any obligation to verify fulfillment of such conditions.

We hereby acknowledge and confirm the mechanism of operation of the RERA Account as provided in Annexure 2 hereto ("Operational Mechanism") and undertake that we shall ensure that all transfers from the relevant RERA Account is in strict compliance with the Operational Mechanism.

We further acknowledge and confirm the mechanism of operation of the Collection Account as provided in Annexure 3 hereto and undertake to submit standing instructions to the Bank at the time of account opening which shall not be revoked till such time the RERA Account is closed with the Bank.

We further acknowledge that the Bank may at its discretion require us to share documents related to the RERA Account and/or the Project at any time, and we undertake to promptly provide the same to the Bank. Further, we hereby irrevocably and unconditionally authorize the Bank to share the documents with statutory/regulatory authorities on their request without any obligation to take consent or intimate us regarding such disclosure.

Experion Developers Pvt. Ltd.

Director/Authorised Signatory

EXPERION DEVELOPERS PRIVATE LIMITED

Corporate Office: 8th Floor, Wing B, Milestone Experion Centre, Sector-15, Part-2, Gurugram, Haryana - 122001 Phone: 91-124 628 1630 CIN: U70109DL2006FTC151343
Registered Office: F-9, First Floor, Manish Plaza-1, Plot No.7, MLU, Sector 10, Dwarka, New Delhi - 110 075

www.experion.co

We hereby acknowledge and confirm that the Bank, on receipt of any instructions/ directions from any statutory, regulatory or judicial authority (including but not limited to Real Estate Development Authority (RERA)) ("Instructions"), shall promptly act as per such Instructions, without requirement of any prior consent from/intimation to us, and the Bank shall not be held liable for any such actions/ omissions in any manner whatsoever.

We hereby undertake and confirm that we shall be solely responsible for ensuring full compliance with RERDA and related rules/regulations in connection with the opening, maintenance and operation of the Account(s) and for any/all transactions undertaken by us or on our instruction/ submission of documents, and hereby undertake to save and keep the Bank harmless and indemnify and keep indemnified the Bank from all actions including but not limited to proceedings, claims, losses, damages, costs and expenses (including legal costs on account of solicitor and for costs incurred related to with any regulatory or legal proceeding) which may be brought against or suffered or incurred by the Bank arising out of or in connection with the operations/ transfers from the Account(s), and/ or any failure on our part to comply with RERDA or any applicable rules/laws/regulations, and / or an a result of the opening, maintenance or operation of the RERA Account, and / or any investigation, inquiry, action taken by any statutory/ regulatory authority (including RERA), and/ or any action/ proceeding by allottee(s) of the Project, and/ or breach of terms contained herein or the General Terms and Conditions (as defined hereinafter).

We hereby undertake to pay such fees/charges (exclusive of applicable taxes) as stipulated by the Bank in relation to the Account(s).

We confirm and accept to abide by the terms and conditions stipulated herein and the general terms and conditions as available on the www.dbs.com/in, governing the relationship between the Bank and us regarding the operation and maintenance of the Accounts ("**General Terms and Conditions**").

We hereby confirm that the details in relation to the Project provided in the Annexure 1 annexed hereto are true and accurate. We further confirm that we have not opened any other account (as required under RERDA), in relation to the Project with any other bank/institution.

In the event of any inconsistency between this Letter and the General Terms and Conditions, the terms of this Letter shall supersede and prevail over the terms of the General Terms and Conditions. The terms and conditions herein (including the Operational Mechanism) may be revised at any time pursuant to any modification in RERDA or related rules/ regulations.

For Experion Developers Pvt.Ltd.


Authorized Signatory

Name:

Designation:

Annexure 1

1	Name of the Project	THE TRILLION
2	Location & address of the Project	GH-3, Sector 48, Urban Estate Gurugram-122001
3	Branch in which the Account(s) will be opened	DLF Cyber City, Unit 4B, UGF , DLF Building No10, DLF Cyber City, DLF Phase 3, Gurugram, Haryana 122002
4	Customer Details	
5	Name	Experion Developers Private Limited, a company registered under the Companies Act of 1956.
6	Registered Address	F-9, First Floor, Manish Plaza-1, Plot No-7, MLU, Sector-10, Dwarka, New Delhi-110075
7	Address for Notice (if the same is not the registered address)	Same as registered office
8	Name in which the RERA Account is to be opened	EDPL A/C THE TRILLION RERA ACCOUNT
9	Email ID for receipt of instructions	Email 1: Gaurav.maheshwari@experion.net.in Email 2:
10	Verification details	Name: Gaurav Maheshwari Contact: 9818232272 Name: Contact:

For Experion Developers Pvt. Ltd.
Experion Developers Pvt. Ltd.

Authorized Signatory
Name:

Designation:

Annexure 2

Operational Mechanism of the RERA Account

The RERA Account shall be operated in the following manner.

1. Transfers from RERA Account

- a. Each withdrawal/transfer from the RERA Account till receipt of occupancy certificate for the Project, shall be made by the Bank on receipt of a request letter duly signed by an authorized signatory of the Customer(as per acceptable board resolution / letter of authority), requesting transfer of funds from the Account ('Request Letter") and copies of the certificate issued by the Project Engineer, Project Architect and Project Chartered Accountant in the format provided in RERDA;
- b. Upon receipt of the completion /occupancy certificate for the Project, the Customer shall provide a written request for transfer of the balance amounts in the Account to the Customer Account, along with a copy of the completion certificate of the Project.
- c. The Bank may request for further written clarifications/documents in relation to the above-mentioned documents. On receipt of the documents and relevant clarifications thereto, the Bank shall permit/ make the requisite transfers from the RERA Account as per the Request Letter.

2. The Bank can seek any further documents, certificates, undertakings or clarifications, as it may deem fit, at any time during operation of the Account(s), and the Customer undertakes to promptly provide the same to the Bank.

3. The RERA Account shall be a no debit account, and no transfers from the Account, other than transfers by the Bank as mentioned in point (1) above, shall be permitted.

For Experion Developers Pvt.Ltd.

Experion Developers Pvt. Ltd.

Authorized Signatory

Name:

Designation:

Annexure 3

Operational Mechanism of the Collection Account

The Collection Account shall be operated in the following manner.

1. Transfers from Collection Account

- a. At the beginning of each Business Day*, the Bank shall transfer the previous days balance in the Collection Account in the ratio of 70% and 30%
- b. 70% of the funds shall be transferred to the RERA Account and 30% to the Customer account

(*“Business Day” shall mean a day, not being a Second Saturday, Fourth Saturday or a Sunday or a holiday notified under section 25 of the Negotiable Instruments Act, 1881, on which the Bank is open for business)

2. To effect transfers by the Bank as required in point (1) above, standing instructions shall be provided by the Customer at the time of account opening and shall be valid till the RERA Account is closed with the Bank.

3. The Collection Account shall be a no debit account, and no transfers from the Account, other than transfers by the Bank as mentioned in point (1) above, shall be permitted.

For Experion Developers Pvt. Ltd.

Authorized Signatory

Name:

Designation: