



सत्यमेव जयते

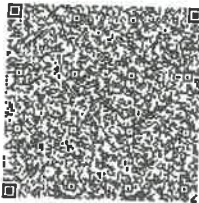
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL77213346801765W
Certificate Issued Date : 25-Oct-2024 02:05 PM
Account Reference : IMPACC (IV)/ dl828003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL82800303519801581569W
Purchased by : SOLUTREAN BUILDING TECHNOLOGIES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
 (Zero)
First Party : SOLUTREAN BUILDING TECHNOLOGIES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SOLUTREAN BUILDING TECHNOLOGIES PVT LTD
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

IN-DL77213346801765W

AFFIDAVIT

w.r.t Section 4(2)(I)(D)

1. We are the promoter (s) of the project as per the details given below:-

S. no	Information sought/Items	Details
i	Name of the project	GATEWAY PLAZA 95
ii	Location of the project	Sector 95, Revenue Estate of Village

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

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		Dhorka, Sub-Tehsil Harsaru, Distt. Gurugram, Haryana
iii	Area of the project under registration	0.26020 acres
iv	Nature of the project	Commercial Site falling under GATEWAY 95 being an Affordable Plotted Colony (DDJAY – 2016)
v	Project cost	1,584.02 Lacs
vi	Number of units	39 Units
vii	License number and date of validity of license	License No. 17 of 2022, Valid till 08.03.2027
viii	Date of completion of the project as per registration application	09.09.2027

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

S. No.	Type of bank account	Name and branch of the bank	Account Number
1.	Master Account of the project	Axis Bank, PALAM VIHAR, Gurugram	924020051794834
2.	Separate RERA account of the project	Axis Bank, PALAM VIHAR, Gurugram	924020051939710
3.	Free account of the promoter of the project	Axis Bank, PALAM VIHAR, Gurugram	924020051738465

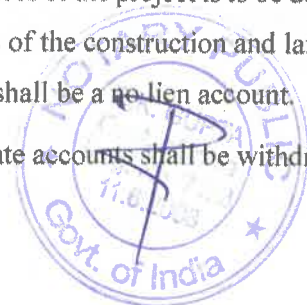
1. **Master Account** – in this account only the amount realized from the allottees of the real estate project from time to time shall be deposited.

We further undertake that there shall be no lien on this account No. 924020051794834 opened in Axis bank Palam Vihar, Gurugram branch bearing the address: GROUND & FIRST FLOORS OFFICE SPACE NO. 02 SURYA S PALAM CENTRAL, H BLOCK OPP. CELEBRITY TOWERS PALAM VIHAR, GURGAON 122 017 HARYANA.

2. **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) (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.

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

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us after it is certified by an engineer, architect and 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.

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.

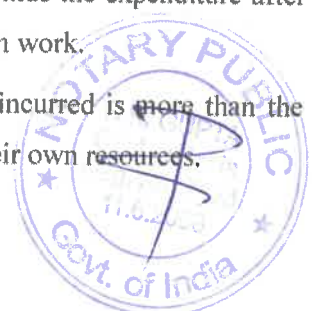
We further undertake that no lien shall be created on the master account as well as RERA account by the promoter.

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.



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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

Signed by Sandeep Sahni

Authorized Signatory M/s Solutrean Building Technologies Pvt Ltd

In Witness thereof:

1. Rishi Gujral

2. Chahat Arya

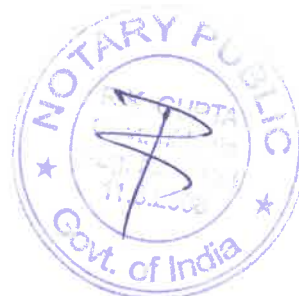

DEPONENT

Bank's Undertaking

As per the understanding/agreement between M/s Solutrean Building Technologies Pvt Ltd (the company) and Axis Bank (the bank), I, the Bank Manager/authorized signatory undertakes to ensure that the bank shall transfer 70% amount in the RERA Account and 30% in the Free Account as and when the amount is received in the Master Account. I shall also ensure the compliance of statutory provisions of RERA, 2016 in operation of these bank accounts.

Signed by Bank Manager/authorized signatory

ATTESTATION
R. K. GUPTA
Notary Public
Govt. of India



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