

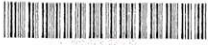




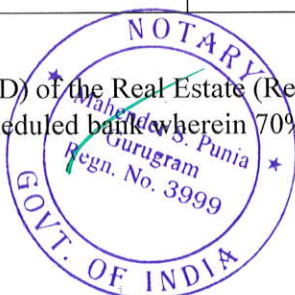
Bond	 Indian-Non Judicial Stamp Haryana Government 	Date :14/09/2024
Certificate No. G0N20241404	 	Stamp Duty Paid : ₹ 101 (Rs. Only)
GRN No. 121406969		Penalty : ₹ 0 (Rs. Zero Only)
<u>Deponent</u>		
Name: Peerage buildwell Pvt Ltd	Sector/Ward : Na	Landmark : Time tower m g road
H.No/Floor : 204	District : Gurugram	State : Haryana
City/Village : Gurugram		
Phone : 96*****04		
Purpose : GENERAL AGREEMENT to be submitted at Other		

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhishek Gupta, Authorised Signatory of M/s Peerage Buildwell Private Limited having its registered office situated at 801, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi-110085 and corporate office situated at 204, 2nd Floor, Time Tower, MG Road, Gurugram, Haryana-122001 promoter of the proposed project **"VISTA AVENUE"** duly authorized by the Board of Directors i.e. M/s Peerage Buildwell Private Limited of the proposed project, vide its/his/their authorization/Board Resolution dated 14.09.2021. The Details of the project as per given below:

S. No	Information sought/Details:	Items Details
1.	Name of the project	VISTA AVENUE
2.	Location of the project	Village-Badha and Hayatpur, Sector-89, District- Gurugram, Haryana.
3.	Area of the project under registration	3.9625 Acres
4.	Nature of the project	Commercial
6.	Total Project Cost	18608.77 (Approx.)
7.	Number of Units in Project	341
5.	License number and date of validity of the license	License No. 47 of 2022 dated 18.04.2022 and validity up to 17.04.2027.
6.	Tentative date of completion of the project as per registration application	30.09.2030

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



For Peerage Buildwell Pvt Ltd

Abhishek Gupta
Authorised Signatory

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:

S. No	Type of Bank Account	Account No.	Name and Branch of the Bank
1.	Master Account of the project (100%)	5492000100110401	Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085
2.	Separate RERA account of the project (70%)	5492000100110501	Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085
3.	Free account of the promoter of the project (30%)	5492000100110601	Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085

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. **5492000100110401** opened in bank branch address Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085.

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 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 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.

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 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.

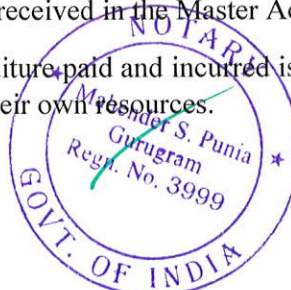
We further undertake to produce a statement of accounts along with amounts withdrawn and a statement of accounts for every quarter within 15 days after the end of the quarter.

3. **Promoter's Free Account for the Project:** The 'promoters free account' means an account wherein the residual amount after depositing 70% or more of the amount realized from the allottees in the RERA account is deposited.

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

We further undertake that we have entered into an understanding 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 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.



For Peerage Buildwell Pvt Ltd

 Authorised Signator

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.

For Peerage Buildwell Pvt Ltd

DEPONENT *Abhishek* Signatory

Verification:

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

Verified by me at Gurugram on this 21st day of September, 2024,

For Peerage Buildwell Pvt Ltd

Abhishek
Authorised Signatory

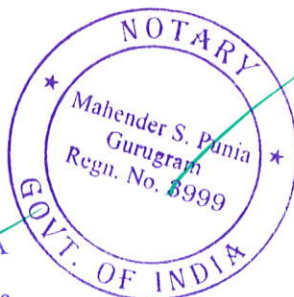
DEPONENT

In witnesses thereof:

- Niraj Sharma S/o. Sh. Man Mohan Sharma
501, Time Tower, M.C. Road, Gurugram
Haryana (122001)
- Devesh Sharma S/o. Sh. Ramesh Choud Sharma
Aya Nagar, New Delhi
Devesh

ATTESTED

MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India



21 SEP 2024