

**Indian-Non Judicial Stamp  
Haryana Government**

Bond Date : 23/12/2024

Certificate No. GOW2024L5062 Stamp Duty Paid : ₹ 101

GRN No. 125092875 Penalty : ₹ 0

**Deponent**

Name : Mnb Build Fab pvt ltd

H.No/Floor : 5p Sector/Ward : 43 Landmark : Na

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 73\*\*\*\*\*55



Purpose : AFFIDAVIT to be submitted at Concerned office

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### **AFFIDAVIT**

#### **Under Section 4(2)(1)(D) of Act**

I, Ankit Chadha S/o Shri Sudhir Chadha, authorized representative of MNB Build Fab Private Limited ("**Promoter**") having its registered office at Shop No. 3, Ground Floor, Plot 7/25, Kirti Nagar Industrial Area, Ramesh Nagar, West Delhi, New Delhi, India, 110015 and having corporate office at Building No. 5P, 2nd Floor, Sector 43 Golf Course Road, Gurugram, Haryana duly authorised vide its board resolution dated 6<sup>th</sup> May, 2024, do hereby solemnly declare, undertake, and state as under:

1. That MNB Build Fab Private Limited is the Promoter of the project as per details given below: -

S.no.	Information sought/Items	Details
i.	Nature of the project	ANANTAVILASA
ii.	Location of the Project	Plot No. GH26A, Sector 56, Urban Estate II, Gurugram
iii.	Area of the Project under Registration	3438.75 square meters 0.849 Acres
iv.	Nature of the Project	Group Housing Building
v.	Project Cost	INR 263,44,17,300/-
vi.	Number of Units/Apartment	74
vii.	Licence number and date of Validity of Licence	Letter of Allotment dated September 29, 2023, issued by HSVP to MNB Build Fab LLP now MNB Build Fab Private Limited vide memo number ZO002/L0018/UE029/GALOT/00000001157
viii.	Date of completion of the project as per registration application	31.12.2030



*Chadha*

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 permitted purpose only.
3. Accordingly, to comply with the above provisions of law, Promoter is opening the following three accounts:

S.no.	Type of bank account	Name and Branch of the Bank
1.	ANANTAVILASA Collection Account	ICICI Bank, K-6/7, Qutub Plaza, DLF Phase 1, Gurugram, Haryana - 122002
2.	ANANTAVILASA RERA Designated Account	ICICI Bank, K-6/7, Qutub Plaza, DLF Phase 1, Gurugram, Haryana - 122002
3.	MNB Buildfab ANANTAVILASA Current Account	ICICI Bank, K-6/7, Qutub Plaza, DLF Phase 1, Gurugram, Haryana - 122002

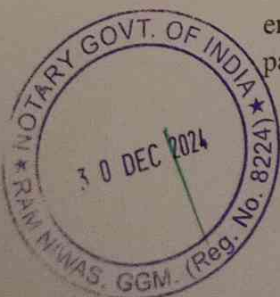
- (1) **Master Account** – in this account only the amount realized from the allottees of the real estate project from time to time shall be deposited.

The Promoter further undertakes that there shall be no lien on this ANANTAVILASA Collection Account opened in bank branch ICICI Bank, K-6/7, Qutub Plaza, DLF Phase 1, Gurugram, Haryana - 122002

- (2) **Separate RERA Account:** as per provisions of RERA, a separate account ANANTAVILASA RERA Designated Account is to be maintained by the 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 permitted purposes only. This shall be a no lien account.

The Promoter further undertakes that the amounts from the separate accounts shall be withdrawn by the Promoter 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.

The Promoter further undertakes 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 the Promoter out of the panel if prepared by the authority and shall be paid at the specified rate.



*Chadha*

The Promoter further undertakes that it shall get the accounts audited within six months after the end of every financial year by a chartered account in practice. The Promoter further undertakes 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.

The Promoter further undertakes 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.

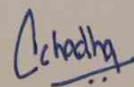
- (3) **Promoter's Free Account for the Project:** The 'MNB Buildfab ANANTAVILASA Current Account' means an account wherein the residual amount after depositing 70% or more (if directed by the authority in special circumstances) of the amount realized from the allottees in RERA account is deposited.

The Promoter further undertakes that no lien shall be created on the master account as well as RERA account. The Promoter further undertakes that the Promoter has 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.

The Promoter further undertakes that RERA may in special circumstances, direct the bank to transfer more than 70% amount in the RERA Account which may go up to 100% in certain eventualities and there may be a situation where some additional amount has to be deposited by the Promoter.

The Promoter further undertakes that in case the expenditure paid and incurred is more than the deficit amount the same shall be deposited by the Promoter from their own resources.

The Promoter further undertakes 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 Promoter is under investigation of the authority.



DEPONENT

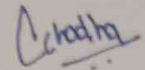




### VERIFICATION

The contents of above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified at Gurgaon on this 26<sup>th</sup> day of December 2024.

  
DEPONENT

ATTESTED

RAM NIWAS MALIK, ADVOCATE  
NOTARY, GURUGRAM INDIA

