






Affidavit		 <b>Indian-Non Judicial Stamp Haryana Government</b> 		Date : 05/12/2024
Certificate No. G0E2024L3780			Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>	
GRN No. 124795840			Penalty : ₹ 0 <small>(Rs. Zero Only)</small>	
<b>Deponent</b>				
Name: Reach promoters pvt ltd				
H.No/Floor : 410/4f	Sector/Ward : 00	Landmark : Ambadeep building 14 kg marg		
City/Village : New delhi	District : New delhi	State : Delhi		
Phone : 84*****04				
				
Purpose : AFFIDAVIT to be submitted at Concerned office				

### AFFIDAVIT

Affidavit cum Declaration of Reach Promoters Pvt. Ltd., the promoter, having its registered office at 410, 4<sup>th</sup> floor Ambadeep Building, K.G. Marg, New Delhi-110001 (hereinafter referred as “Company”) through its authorised signatory, Mr. Srinivasulu Dasari, duly authorized by the promoter vide authorization dated 21st June, 2024 for Proposed Commercial Plotted Colony under the name and style “**Reach The BAZARIA**” (hereinafter referred to as “said Project”) situated in Sector- 68, revenue estate of village- Badshahpur, Gurugram, Haryana, area measuring 6.25 Acres (“said Land”) bearing License no. 138 of 2024 dated 05<sup>th</sup> November, 2024, do hereby solemnly affirm, declare, undertake and state as under:



I, That the Company is the promoter of the proposed Commercial Plotted colony under the name and style of “**Reach The BAZARIA**” (“Said Project”) over the area of land measuring 6.25 acres situated in the revenue estate of village Badshahpur, Sector-68, Gurugram, Haryana (“Said Land”), as detailed below:-

S. NO	INFORMATION SOUGHT/ITEMS	DETAILS
i	Name of the project	“Reach The BAZARIA”
ii	Location of the project	Revenue Estate of village



		Badshahpur, Sector-68, Gurugram, Haryana
iii	Area of the project under registration	6.25 Acres
iv	Nature of the project	Commercial Plotted Colony
v	Project cost	18,302.19 Lakhs
vi	Number of units	Commercial Plots- 58
vii	Licence number and date of validity of license	Licence no. 138 of 2024 dated 05/11/2024 valid till 04/11/2029
viii	Date of completion of the project as per registration application	30.09.2029

- Keeping in view the provisions of section 4 (2) (l) (D) of the Real Estate (Regulation & Development) Act, 2016, 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 & overheads 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:

SR. NO.	TYPE OF BANK ACCOUNT	NAME AND BRANCH OF THE BANK
1.	Master Account of the project	RPPL Reach The BAZARIA Collection Account Account no.: 0249887486 Branch Address: Kotak Mahindra Bank Ltd., Corporate SEWA Park, MG Road, Gurugram
2.	Separate RERA account of the project	RPPL Reach The BAZARIA RERA Account

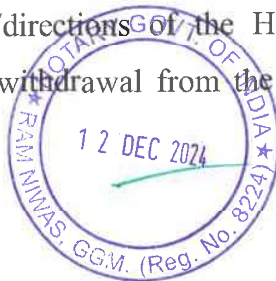


**ATTESTED**  
  
 RAM NIWAS MALIK, ADVOCATE  
 NOTARY, GURUGRAM (HR.) INDIA



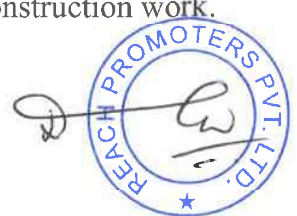
		Account no.: 0249886908 Branch Address: Kotak Mahindra Bank Ltd., Corporate SEWA Park, MG Road, Gurugram
3.	Free account of the Promoter(s) of the project	RPPL Reach The BAZARIA Free Account Account no. - 0249886915 Branch Address: Kotak Mahindra Bank Ltd., Corporate SEWA Park, MG Road, Gurugram

- 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. 0249887486, Branch Address: Kotak Mahindra Bank Ltd.- Corporate SEWA Park, MG Road, Gurugram
- 5. Separate RERA Account-** As per provisions of RERA Act, a separate account is to be maintained by the Company i.e., Promoter(s) 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) (l) (D) of the Act ibid to cover the costs of the construction & overheads and land costs of the project and shall be used only for that purposes. This shall be a no lien account.
6. We further undertake that the amounts from the separate accounts shall be withdrawn by the Company after it is certified by an Engineer, Architect and the Chartered Accountant in practice that the withdrawal is in proportionate to the completion of the said Project.
7. We 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 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 Company out of the panel if prepared by the authority and shall be paid at the specified rate.

8. 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.
9. 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 the said Project have been utilized for the development of the said Project only and withdrawals have been in proportion to the percentage of the completion of the said Project.
10. 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.
11. **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 allottees in Separate RERA Account is deposited.
12. We further undertake that no lien shall be created on the Master Collection Account as well as Separate RERA Account by the Company.
13. 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.
14. 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.
15. 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.



16. We further undertake that in case the expenditure paid and incurred is more than the deficit amount the same shall be deposited by the Promoter(s) from their own resources.
17. 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 Promoter(s) 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.

Date- 12<sup>th</sup> December, 2024

Place- Gurugram



**DEPONENT**



**ATTESTED**

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