

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL03056272838585W
Certificate Issued Date	: 16-Dec-2024 12:43 PM
Account Reference	: IMPACC (IV)/ dl897403/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL03056272838585W
Purchased by	: SPJ PROPERTIES PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SPJ PROPERTIES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SPJ PROPERTIES PVT LTD
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line



For SPJ PROPERTIES PVT. LTD.

Authorised Sign./Director

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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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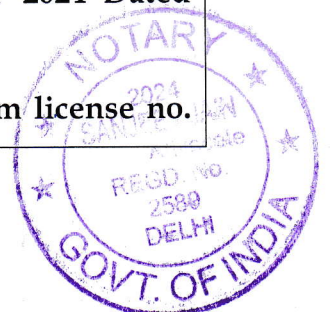
I, **Hitesh Garg** S/o Shri Ashok Kumar R/o B-601, Welcome Apartment, VTC Rohini Sector-9, Delhi-110085, Authorised signatory of **SPJ PROPERTIES PRIVATE LIMITED** having its registered office at UGF-6 AntrikshBhawan 22, K.G Marg, Connaught Place, New Delhi-110001, Promoter for setting up a proposed Commercial Colony in the name of "**VEDATAM**" on land measuring 4.15625 acres located at Revenue Estate of Village Gurugram, Sector-14, Gurugram, Haryana ("Said Project") License No 101 of 2024 Dated 29 July 2024 (after migration from license no. 125 of 2023) duly authorised to vide its Board Resolution dated 24.08.2024, do hereby undertake and state as under:-

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

S.No.	Information sought/ Items	Details
i	Name of the Project	"VEDATAM"
ii	Location of the Project	Revenue Estate of Village Gurugram, Sector-14, Gurugram, Haryana
iii	Area of the Project under registration	4.15625 Acres
iv	Nature of the Project	Commercial Colony
v	Project Cost	
vi	Number of Units	
Vii	Licence number and date of validity of license	License No. 101 OF 2024 Dated 29 July 2024 (after migration from license no.

For SPJ PROPERTIES PVT. LTD.

Authorised Sign./Director



		125 OF 2023)
viii	Date of completion of the project as per registration application	31 December 2029

2. Keeping in view the provisions of section 4 (2) (l) (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.

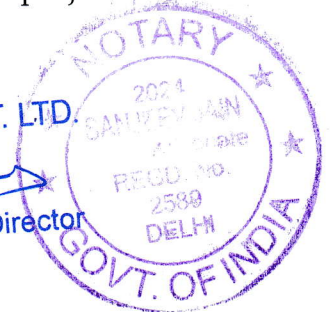
3. Accordingly to comply with the above provisions of law, we are opening the following three accounts:

S.No.	Type of Bank Account	Account No	Name and branch of the bank
1.	Master Account of the Project	4166002100031389	Punjab National Bank, Prashant Vihar, New Delhi-110085
2.	Separate RERA Account of the Project	4166002900000055	
3.	Free Account of the Promoter of the Project	4166002900000064	

1) **Master Account(Account No. 4166002100031389)** in this account only the amount realized from the allottees of the real estate project from time to time shall be deposited.

For SPJ PROPERTIES PVT. LTD.

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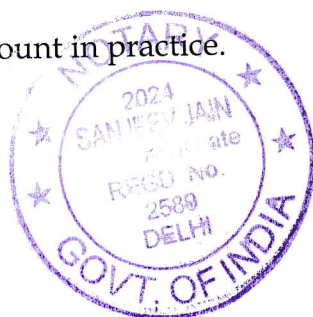
We further undertake that there shall be no lien on this Account No. 4166002100031389 opened in Punjab National Bank, Prashant Vihar, New Delhi-110085.

- 2) **Separate RERA Account (Account No.4166002900000055):** 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) (l) (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 us 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.

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.



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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.

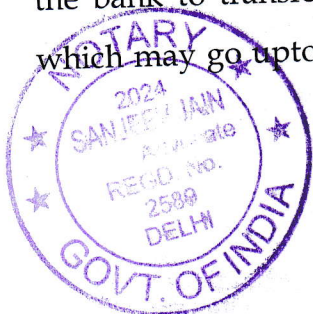
We further undertake to produce statement of accounts along with amounts withdrawn and statement of accounts for every quarter within 15 days after the end of the quarter.

- 3) **Promoter's Free Account for the Project (Account No. 4166002900000064):** 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



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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.

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 SPJ PROPERTIES PVT. LTD.
Authorised Sign./Director
Deponent

Verification

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

Verified by me at New Delhi on this 16th day of December 2024.

For SPJ PROPERTIES PVT. LTD.
Authorised Sign./Director
Deponent

In witness thereof:

1. Kuldeep Dhar
11-7488
Palam Vihar
Gurgaon
2. Satin Chopra
B-150, Tizzen Nagar,
Delhi-18



ATTESTED

Notary Public Delhi

16 DEC 2024