

Affidavit



## Indian-Non Judicial Stamp Haryana Government



Date : 01/02/2025

Certificate No. GOA2025B1079



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 127538104



Penalty : ₹ 0

(Rs. Zero Only)

### Deponent

Name : Lion Infradevelopers Llp

H.No/Floor : 2ndfloor

Sector/Ward : 54

Landmark : Ocus technopolise

City/Village : Gurugram

District : Gurugram

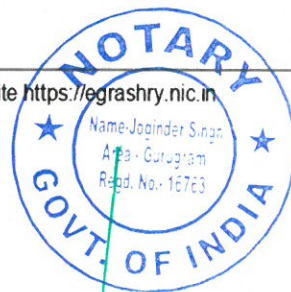
State : Haryana

Phone : 72\*\*\*\*\*85



Purpose : AFFIDAVIT to be submitted at Authority

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



### AFFIDAVIT

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

1.	Name of the project	LID PLAZA
2.	Location of the project	SECTOR-6, SOHNA, GURUGRAM, (HR)
3.	Area of the project under registration	0.50 ACRES
4.	Nature of the project	Commercial
5.	Project cost -	2546.53
6.	No. of Shops	108
7.	Licence number and date of validity of license	Memo. No.: LC- 5105/JE(SB)/2023/30797 Dated 15-09-2023 valid upto 14.09.2028
8.	Date of completion of the project as per Registration application-	15.12.2028

For Lion Infradevelopers LLP

Designated Partners

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.

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

1. **Master Account (100%) - 777705602603- LION INFRADEVELOPERS LLP LID PLAZA**—In this account only the amount realized from the allottees of the real estate project from time to time shall be deposited.
2. **Separate RERA A/c. (70%) - 777705602604—LION INFRADEVELOPERS LLP LID PLAZA** – In this account 70% of the amount realized from the allottees of the project shall be deposited as per Section 4 (2) (I) (D) ibid to cover the costs of the construction and land cost of the project and shall be used only for that purposes.
3. **Promoter Free Account (30%) - 777705602605 -LION INFRADEVELOPERS LLP- LID PLAZA** –The amount remaining after depositing the 70% of the amount received from the allottees in the “Separate RERA A/c” shall be deposited in this account.

We further undertake that there shall be no lien on master account bearing No. 777705602603 opened in bank branch address: ICICI Bank Ltd located at Bank branch and address - **ICICI Bank Ltd., Shop No. 19, 20 21, Vipul Orchid Plaza, Suncity, Sector 54, Gurgaon, Haryana - 122002, Gurgaon, Haryana, 122002**

**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 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.

For Lion Intradevelopers LLP

  
Designated Partners



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.

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

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 up to 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.

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.

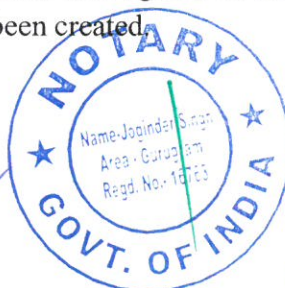
**DEPONENT**

For Lion Infradevelopers LLP

Designated Partners

## VERIFICATION

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



For Lion Infradevelopers LLP

Designated Partners

**ATTESTED**

JOGINDER SINGH  
ADVOCATE & NOTARY

Teh. Wazirabad, Distt. Gurugram (Hr.)

**DEPONENT**

Designated Partners

03 FEB 2025