

Bond



Indian-Non Judicial Stamp Haryana Government



Date : 01/04/2025

Certificate No. G0A2025D2739



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 129938779



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Hcbs promoters And developers Pvt Ltd

H.No/Floor : 137

Sector/Ward : 27

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 93*****00



Purpose : AFFIDAVIT to be submitted at Others

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AFFIDAVIT

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

S. no	Information sought/Items	Details
i	Name of the project	Twin Horizon
ii	Location of the project	Sector 102, Gurugram, Haryana
iii	Area of the project under registration	5.2902 acres
iv	Nature of the project	Group Housing Project
v	Project cost	526.74 Cr
vi	Number of Units	268
vii	License number and date of validity of license	223 of 2023 valid till 29.10.2028
viii	Date of completion of the project as per registration application	15.10.2028

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 that

Ram Niwas
Authorized Signatory

purpose.

3. 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-	ICICI Bank, Vatika First India Place, MG Road, Gurugram
2.	Separate RERA account of the project-	ICICI Bank, Vatika First India Place, MG Road, Gurugram
3.	Free account of the promoter of the project-	ICICI Bank, Vatika First India Place, MG Road, Gurugram

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.
2. We further undertake that there shall be no lien on this account No. 777705995301 opened in ICICI Bank having branch address at Vatika First India Place, MG Road, Gurugram.
3. **Separate RERA Account:** as per provisions of RERA, a separate account 777705995302 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.
4. 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.
5. 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 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.
6. 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.
7. 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

For HCBS Promoters & Developers

Authorized Signatory



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.

8. 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.
9. **Promoter's Free Account for the Project:** The 'promoters free account' 777705995303 (ICICI Bank) 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.
10. We further undertake that no lien shall be created on the master account as well as RERA account by the promoter.
11. 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.
12. 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.
13. 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.
14. 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 HCBS Promoters & Co. Pvt. Ltd.
Plamen
Authorized Signatory
DEPONENT

Verification:

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



For HCBS Promoters & Co. Pvt. Ltd.
Plamen
Authorized Signatory
DEPONENT

ATTESTED

Plamen
RAM NIWAS MALIK, ADVOCATE
MOTAHY, BHIMARAM (HR.) INDIA

Signed by me

Authorized signatory/

In witnesses thereof:

1. [Signature]

2. [Signature]



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