


Bond	 <b>Indian-Non Judicial Stamp Haryana Government</b> 		Date : 04/07/2025
Certificate No.	G0D2025G112		Stamp Duty Paid : ₹ 101
GRN No.	135844512		(Rs. Only) Penalty : ₹ 0 (Rs. Zero Only)
<b>Deponent</b>			
Name :	Godrej Properties Limited		
H.No/Floor :	Na	Sector/Ward :	Na
City/Village :	Gurugram	District :	Gurugram
Phone :	87*****73	State :	Haryana
			
Purpose : ALL PURPOSE to be submitted at Others			
The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <a href="https://egrashry.nic.in">https://egrashry.nic.in</a>			

### AFFIDAVIT

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

S. No.	Information sought/items	Details
1.	Name of the project	" Godrej Sora"
2.	Location of the project	GH21 at Sector 53, Urban Estate Gurugram II
3.	Area of project under registration	14569.20 Sq. Mtrs. or 3.60 acres
4.	Nature off the project	Residential Group Housing Colony
5.	Project cost	Rs. 1570.18 Crores
6.	Number of units	Residential Dwelling Units : 244 Units Commercial Units: 4 Shops
7.	Allotment number and date of issuance	ZO002/EO018/UE029/GALOT/0000000503 dated January 22, 2025
8.	Date of completion of the project as per registration application	30 <sup>th</sup> September, 2032

2. Keeping in view the provisions of section 4 (2) (1) (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 cost 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:



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S. No.	Type of the bank account	Name of the branch and bank
1.	Master account for the project	A/c No: 925020027866382 Bank Name and Address: Axis Bank Ltd, Ground Floor, STS 25 45, Dlf Star Tower, Sector-30, Gurgaon-122001
2.	Separate RERA account of the project	A/c No: 925020028205755 Bank Address: Axis Bank Ltd, Ground Floor, STS 25 45, Dlf Star Tower, Sector-30, Gurgaon-122001
3.	Free account of the promoter of the project	A/c No: 925020028007085 Bank Address: Axis Bank Ltd, Ground Floor, STS 25 45, Dlf Star Tower, Sector-30, Gurgaon-122001

1. **Master Account-** In this account only the amount realized by the allottees of the real estate project from time to time shall be deposited. Promoter further undertake that there shall be no lien on this account no. **925020027866382** opened in Axis Bank Ltd, Ground Floor, STS 25 45, Dlf Star Tower, Sector-30, Gurgaon-122001 ("**Master Account**")
2. **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 amount realised by the allottees of the project is to be deposited as per Section 4 (2) (1) (D) of the Act 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. ("**RERA Account**")

Promoter further undertake that amounts from the separate account shall be withdrawn by promoter after it is certified by an engineer, architect, and the chartered accountant in practice that withdrawal is in proportionate to the percentage of completion of the project.

Promoter 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 shall be paid at the specified rate.

Promoter further undertake that promoter shall get the accounts audited within six months after the end of every financial year by chartered accountant in practice.

Promoter further undertake that statement of accounts duly certified and signed by the chartered accountant shall be submitted to the authority with the verification that the amounts collected for a particular project have been utilized for that project only and withdrawal 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.

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Promoter 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:** 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. ("**Free Account**")

Promoter further undertake that no lien shall be created on the Master Account as well as RERA Account by the promoter.

Promoter further undertake that we have entered into an understanding/ agreement with the authorised signatory/manager of the bank and authorised 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.

Promoter 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 in where some additional account has to be deposited by the promoter.

In case of on-going projects total amounts realised from the allottees of the solid inventory 70% of the total amount shall be deposited in the RERA Account minus the expenditure paid and incurred on land and construction work.

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

Promoter further undertake that RERA shall have right and the authority to call for information not only for Master Account, RERA Account but also from the Free Account and when affairs of the promoters are under investigation of the authority.



**Verification:**

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



Signed by me the Authorized signatory/ in witness thereof:

1. *Dr. Karani - Faridabad*  
2. *Frank Hedman*



**ATTESTED**

**RAM NIWAS MALIK, ADVOCATE**  
NOTARY PUBLIC, INDIA