




A123

443

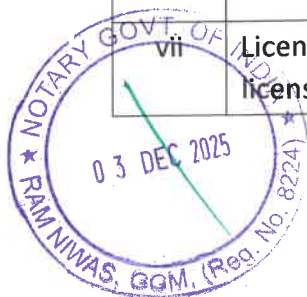
Bond		Indian-Non Judicial Stamp Haryana Government		Date : 11/11/2025	
Certificate No.	G0K2025K712		Stamp Duty Paid : ₹ 101		
GRN No.	142248030		Penalty : ₹ 0		
Deponent					
Name :	Elan Enclave Pvt Ltd				
H.No/Floor :	15th floor	Sector/Ward :	43	Landmark :	Two horizon centre dlf phase 5
City/Village :	Gurugram	District :	Gurugram	State :	Haryana
Phone :	95*****59				
					
Purpose : AFFIDAVIT CUM UNDERTAKING to be submitted at Concerned office					
The authenticity of this document can be verified by scanning this OrCode Through smart phone or on the website https://egrashry.nic.in					

AFFIDAVIT

1. I, **Gaurav Khandelwal** son of Mr. Vijay Kumar, resident of 65-A, Bank Colony, Alwar, Rajasthan, being the Authorized Signatory of **Elan Enclave Private Limited** [(CIN No. U70109HR2021PTC099477) (PAN No. AAGCE7780E)], a company existing under the Companies Act, 2013 and having its registered office at 15th Floor, Two Horizon Centre, Sector 43, Golf Course Road, DLF Phase 5, Gurugram-122002, Haryana, vide its/his/their authorization dated 10/11/2025.

We are the Promoter of the project as per details given below: -

S. No.	Information sought/Items	Details
i	Name of the project	ELAN THE STATEMENT
ii	Location of the project	Situated at Revenue Estate of Village Fazilpur Zharsa & Ghasola, Sector-49, Gurugram, Haryana
iii	Area of the project under registration	5.875 Acres
iv	Nature of the project	Group Housing Colony (under TOD Policy – 2016)
v	Project cost	313528 Lakhs
vi	Number of units	538 Units (380 Residential Units, 155 EWS and 3 Shops)
vii	Licence number and date of validity of license	50 of 2019 dated 07.03.2019 valid till 06.03.2029



For ELAN ENCLAVE PRIVATE LIMITED

Authorized Signatory

444

viii	Date of completion of the project as per registration application	30/09/2033
------	---	------------

- 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:

S. No.	Type of bank account	Bank Account No.	Name and branch of the bank
1.	Master Account of the Project	256000500096	IndusInd Bank Ltd, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi - 110001
2.	Separate RERA account of the Project	256000500097	IndusInd Bank Ltd, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi - 110001
3.	Free account of the Promoter of the project	256000500098	IndusInd Bank Ltd, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi - 110001

- Master Account** – in this account only the amount realized from the allottees of the real Estate project from time to time shall be deposited.

We further undertake that there shall be no lien on this account no. 256000500096 opened in bank branch address: IndusInd Bank Ltd, Dr. Gopal Das Bhawan, 28 Barakhamba Road, New Delhi – 110001

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 ELAN ENCLAVE PRIVATE LIMITED

Authorized Signatory

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.

- 2. **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.

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 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.



For ELAN ENCLAVE PRIVATE LIMITED

[Signature]
 Authorised Signatory
 DEPONENT

446

Verification:

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

For ELAN ENCLAVE PRIVATE LIMITED


Authorised Signatory

DEPONENT

Date: 02/12/2025

Place: Gurugram



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