

HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: H0437
Greater Kailash-2 (0027)

ACCOUNTS MANAGEMENT AGREEMENT

This **Accounts Management Agreement** ("**Agreement**") made at the place and on the date mentioned in the **Item No. 1 of Schedule A** hereunder

BETWEEN

The person/s specified in **Item 2 of Schedule A**, (hereinafter called "**the Developer/Promoter**") which expression shall, unless it be repugnant to the meaning or context thereof, mean and include, his/her, their respective heirs, executors, administrators, legal representative (where the Developer/Promoter is an individual/sole proprietor), successors (where Developer/Promoter is a company incorporated under the Companies Act, 1956/2013 or any other body corporate), the partner(s) from time to time of the firm, the survivor(s) of them and the heirs, executors, administrators, legal representatives and successors of the partners (where the Developer/Promoter is a partnership firm/limited liability partnership firm), the members or member for the time being of the said Hindu Undivided Family and their respective heirs, executors, administrators, legal representatives successors and permitted assigns (where the Developer/Promoter is a Hindu Undivided Family); the executors, administrators, successors and permitted assigns (where the Developer/Promoter is a society/association of persons), of the **FIRST PART**;

AND

HDFC BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949, carrying various banking activities having its Registered Office at HDFC Bank House, Senapati Bapat Marg, Lower Parel, Mumbai-400013, and branch office at E-6, LSC, Masjid Moth, Greater Kailash-2, New Delhi - 110048 (hereinafter called "**the Bank**" which expression shall, unless it be repugnant to the meaning or context thereof, mean and include its successors in title and assigns), of the **SECOND PART**;

WHEREAS:

(A): Pursuant to the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA), the State Real Estate (Regulation and Development) (Registration of Real Estate Projects (Rules) made there under, the Developer/Promoter is required to ensure that the Receivables collected/received or to be collected/received by the Developer /Promoter from the Allottees (as defined hereinafter) under the Allottee Contracts (as defined hereinafter) pertaining to the Apartment/s (as defined hereinafter), shall be deposited in separate accounts as permitted under the RERA and Rules framed there under.

(B) The Developer/Promoter with intent to comply with the provisions of RERA and Rules there under has approached the Bank and has provided all relevant documentation for opening / establishing the Master Collection Account and RERA Account (as defined hereunder).

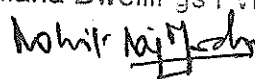
ORIGINAL SEEN AND VERIFIED
Customer Signed in my Presence

Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: V7576
Date: 10/02/2023 (09:27)

(C) The Parties are desirous of executing these presents to record the establishment, operation and administration of the Accounts (as defined hereunder) including collection and distribution of the Receivables and for matters incidental thereto.

NOW IN CONSIDERATION FOR THE PREMISES IT IS AGREED BY THE PARTIES AS FOLLOWS:

a. DEFINITIONS:

In this Agreement, unless there is anything repugnant to the subject or context thereof, the capitalized terms listed below shall have the following meanings:

“**Accounts**” shall collectively mean the Master Collection Account and the RERA Account.

“**Allottee/s**” shall have the meaning ascribed to the term in RERA in respect of real estate project of the Developer viz. “**Ashiana Mulberry Moments Phase IV**” situated at Sector-2, Sohna, Opp K.R Mangalam University, Gurugram, Haryana – 122103 “**Project**”).

“**Allottee Contracts**” shall mean the agreements / contracts / deeds / arrangements entered into by and between the Developer/Promoter and the Allottee/s in connection with allotment, sale, transfer and/or disposal of the Apartment/s/units/premises.

“**Apartment/s**” shall have the meaning ascribed to the term in RERA, constructed / to be constructed on the Project Land.

“**Business Day**” means a day other than a Sunday or a public holiday or a bank holiday on which the relevant office of the Bank as specified in this Agreement or such other office as made notified by the Bank to the Developer/Promoter, is open for normal business transactions.

“**Master Collection Account**” shall mean account of the Developer/Promoter with the Bank bearing account number referred to in **Item 3** of the **Schedule A** herein below written into which the Developer/Promoter shall deposit 100% of the Receivables of the Project.

“**Designated Account**” means a current account of the Developer/Promoter referred to in **Item 5** of the **Schedule A** herein below written opened by the Developer/Promoter with the Bank.

“**RERA Account**” shall mean a separate account of the Developer/Promoter with the Bank bearing account number referred to in **Item 4** of the **Schedule A** herein below written into which the Developer /Promoter shall transfer /deposit from Master Collection Account, 70% of the Receivables collected by the Developer /Promoter from the Allottees under the Allottee Contracts to cover cost of construction and land cost as per the provisions of RERA.

For Ashiana Dwellings Pvt. Ltd.

Director/Authorised Signatory

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For Ashiana Dwellings Pvt. Ltd.

Director/Authorised Signatory

ORIGINAL SEEN AND VERIFIED
Customer Signed in my Presence

Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:

HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: H-100277
Water Kailash-2 (00277)

“RERA” shall mean the Real Estate (Regulation and Development) Act, 2016, or any amendments thereto or any re-enactment thereof and shall include Rules framed thereunder from time to time / notifications, byelaws, circulars etc. issued thereunder as applicable to the Project.

“RECEIVABLES” shall mean all monies/consideration paid by Allottee/s to the Developer/Promoter under the Allottee Contracts in respect of the Project.

“REQUISITE CERTIFICATES” in relation to the Project shall include certificates issued by an engineer, architect, a chartered accountant in practice or such other document that is required to be furnished by the Developer/Promoter as stipulated under the provisions of RERA / Rules to the Bank.

b. **CONSTRUCTION:**

In this Agreement, unless the context requires otherwise:

- (a) any term or expression used but not defined herein shall have the same meaning attributable to it under applicable law;
- (b) references to one gender include all genders;
- (c) reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted (with or without modification) and includes all instruments or orders made under such enactment;
- (d) words in the singular shall include the plural and vice versa;
- (e) reference to a Sub-clause, Section or a Schedule of this Agreement shall denote a reference to such Sub-clause, Section or Schedule as specified, of this Agreement;
- (f) references to an “agreement” or “document” shall be construed as a reference to such agreement or document as the same may have been amended, varied, supplemented or novated in writing at the relevant time in accordance with the requirements of such agreement or document and, if applicable, of this Agreement with respect to amendments;
- (g) references to law includes any constitution, statute, law, rule, regulation, ordinance, judgement, order, decree, authorisation, or any published directive, guideline, requirement or governmental restriction having the force of law, or any determination by, or interpretation of any of the foregoing by, any judicial authority, whether in effect as of the date of this Agreement or thereafter and each as amended from time to time;
- (h) the index to and the headings in this Agreement are inserted for convenience of reference only and are to be ignored in construing and interpreting this Agreement;
- (i) the words “person” includes an individual, corporation, partnership, joint venture, association of persons, trust,

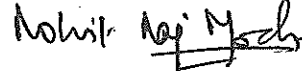
ORIGINAL SEEN AND VERIFIED
Customer Signed in my Presence

Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: H043
Kalyanesh-2 (0027)

unincorporated organisation, government (central, state or otherwise), sovereign state, or any agency, department, authority or political subdivision thereof, international organisation, agency or authority (in each case, whether or not having separate legal personality) and shall include their respective successors and assigns and in case of an individual shall include his legal representatives, administrators, executors and heirs and in case of a trust shall include the trustee or the trustees for the time being;

- (j) the words 'hereof', 'herein', and 'hereto' and words of similar import when used with reference to a specific Section or Sub-clause in, or Schedule to, this Agreement shall refer to such Section or Sub-clause in, or Schedule to, this Agreement and when used otherwise than in connection with specific Sections, Sub-clauses or Schedules, shall refer to this Agreement as a whole;

c. **DEVELOPER/PROMOTER'S COVENANTS:**

- i. The Developer /Promoter hereby agrees to the following:
- (i) The Developer/Promoter shall open / establish, maintain and operate the Accounts with the Bank as per terms of this Agreement;
- (ii) The Developer/Promoter shall ensure that the entire Receivables received by the Developer/Promoter from the Allottees under the Allottee Contracts are deposited only into the Master Collection Account and not in any other account;
- (iii) The Developer/Promoter shall ensure that 70% of Receivables received by the Developer/Promoter from the Allottees under the Allottee Contracts shall be transferred from Master Collection Account forthwith / on a daily basis to the RERA Account in compliance with the provisions of RERA for the purposes as stipulated therein and accordingly will authorize the Bank to transfer 70% of the Receivables deposited in the Master Collection Account on daily basis at the end of the Business Day to the RERA Account to be opened and maintained with the Bank
- (iv) The Developer/Promoter shall ensure that the balance 30% Receivables received in the Master Collection Account by the Developer/Promoter under the Allottee Contracts shall be transferred on a daily basis at the end of the Business Day to the Designated Account.

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Emp. Code: V7576

Signature:

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: HO-432
E-mail: htewari@ashiana-2 (0027)

- (v) The Developer/Promoter agrees and undertakes to comply with the provisions of RERA and/or any other statutory provisions that are applicable prior to withdrawing the amounts deposited in the RERA Account. The entire amount permitted to be withdrawn from the RERA Account shall be in accordance with the provisions of RERA and/or any other statutory provisions from time to time.
- (vi) The Developer/Promoter undertakes to issue irrevocable instructions to Allottees for depositing/crediting the amounts due from them under the Allottee Contracts, to the Developer/Promoter directly into the Master Collection Account. The Developer/Promoter also agrees and undertakes to mention such instructions in the Allottee Contracts entered into with the Allottees.
- (vii) The Developer/Promoter shall not open any account other than what is permitted under this Agreement or establish any other mode for receiving / depositing the Receivables.
- (viii) The Developer/Promoter agrees and undertakes to comply with all requirements under the RERA / any other statute, if any, prior to either closing the Accounts or shifting the Accounts to any other bank / agent.
- (ix) The Developer/Promoter agrees and undertakes that it shall not do or commit any act, which may or will in any manner adversely affect the inflow or movement / transfer of monies into the Accounts.
- (x) The Developer/Promoter shall not be entitled to issue any cheque/ instrument in relation to the Accounts (other than the Designated Account) or avail any overdraft facility in relation to the Accounts.

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Customer Signed in my Presence
Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:

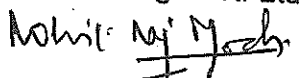
d. BANK'S COVENANTS:

- i. The Bank hereby agrees to act as an agent and to accept all monies to be deposited into or held in the Accounts, pursuant to the terms and conditions of this Agreement.
- ii. The Bank shall not be required to verify and ensure that the money(ies) deposited in the Accounts are the Receivables and all money(ies) deposited at any time in any quantum shall be treated as / deemed to be Receivables.
- iii. The Bank agrees that during the currency of this Agreement as amended from time to time, the Bank shall ensure that the

For Ashiana Dwellings Pvt. Ltd.

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory


Director/Authorised Signatory

HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: HO432
Center No: 2 (0027)

Accounts are operated and maintained as per the terms of this Agreement.

- iv. The Bank agrees that all money(ies) received by it in the Accounts under this Agreement shall, until transferred or dealt with in accordance with this Agreement and shall be segregated from other accounts of the constituents of the Bank and from the funds and property of the Bank, in accordance with the banking law and practice.
- v. It is expressly agreed between the parties that in the event of any governmental authorities /investigating agency/enforcement agency issue any direction/orders to the Bank to withhold, any amount lying in the above Accounts or direct/order to act as per the direction/order of such authorities, the Bank shall comply with such orders/direction with intimation to the parties.
- vi. This Agreement expressly sets forth all the duties of the Bank with respect to all the matters pertinent hereto. No implied duties or obligations shall be read into this Agreement against the Agent. The Bank will not be bound by the provisions of any other agreement entered into amongst the parties hereto except this Agreement.

e. **OPERATION AND MAINTENANCE OF ACCOUNTS:**

i. **Master Collection Account**

The Developer/Promoter agrees that, 100% of the Receivables collected/received by the Developer/Promoter from the Allottees under the Allottee Contracts shall be credited to / deposited into the Master Collection Account. The Developer/Promoter hereby authorizes the Bank to transfer 70% of the Receivables received /deposited in the Master Collection Account into the RERA Account and balance 30% of the Receivables to be deposited in the Designated Account of the Developer/Promoter on a daily basis at the end of Business Day.

ii. **RERA Account**


The Developer/Promoter shall operate the RERA Account for the purpose for which the same has been opened/established in accordance with the provisions of RERA. The Bank, upon receipt of written instructions from the Developer/Promoter, shall transfer amounts permitted to be withdrawn from the RERA Account only to the Designated Account of the Developer/Promoter. The Developer/Promoter shall execute requisite forms as may be required by the Bank in this regard. The Developer/Promoter shall submit all Requisite Certificates / self –declaration as specified by State Real Estate Regulatory

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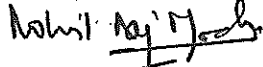
Name: VIKRAM SHARMA
Emp. Code: V7576

Signature:

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

HARSHVARDHAN TOWARI
Branch Manager
Code: HO432
C. Sec. Kailash (A-027)

Authority, to the Bank every quarter in accordance with the RERA as may be applicable to the Project.

In respect of the Project in Sector-2, Sohna, Opp K.R Mangalam University, Gurugram, Haryana – 122103, the Developer/Promoter shall submit certificates from (i) the Project Architect, certifying the percentage of completion of construction work of each of the building/wing of the Project (ii) the Engineer for the actual cost incurred on the construction work of each of the building/wing of the Project and (iii) a practicing Chartered Accountant for the cost incurred on construction cost and land cost, etc., as required under the provisions of RERA.

The Developer/Promoter shall ensure that above Certificates are submitted along with the written instructions, as a pre-condition for withdrawal of amounts from the RERA Account and Bank shall not verify the authenticity and accuracy of the above Requisite Certificates / self declaration and shall act in good faith.

At the time of opening the above Accounts, the Developer/Promoter shall furnish to the Bank details viz. the name, address, contact numbers, authorized signatories of the Project Architect, Engineer and practicing Chartered Accountant, for the Project. In the event of any changes, the same shall be communicated to the Bank in writing from time to time.

- iii. The Developer/Promoter hereby irrevocably authorizes the Bank to transfer the money(ies) / amounts received in the Accounts in accordance with the terms and conditions of this Agreement / provisions of RERA.
- iv. The Developer/Promoter agrees that except as agreed herein, the Accounts shall be operated by the Developer/Promoter as per the general terms and conditions required to be complied with the Bank.

RIGHTS OVER THE BANK ACCOUNT:

- i. The rights of the Developer/Promoter to the money(ies) held in the Accounts shall be in accordance with and subject to the provisions of RERA.
- ii. The Bank hereby agrees and confirms that except as otherwise provided in this Agreement, it shall have no banker's lien and/or any other lien and/or a right to set off the amounts lying in or received to the credit of the Accounts against any amounts due to it from the Developer/Promoter nor shall such amount be treated as the asset of the Bank or of the Developer /Promoter

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Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:

For Ashiana Dwellings Pvt. Ltd.

Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.

Nohit Raj Mehta
Director/Authorised Signatory

HARSHVARDHAN TEWARI
Branch Manager
Code: H0432
Branch: 2 (0027)

in the event of bankruptcy or liquidation of either of them, and that such amount shall, subject to the provisions of RERA,

- iii. The Bank shall have no right to set off the other charges, loss, expenses etc incurred by the Developer/Promoter with the amount of the Receivables that are lying /deposited /credited into the Accounts of the Developer/Promoter.

g. TERMINATION:

- i. The Developer/Promoter shall continue to maintain and shall not be permitted to close the Accounts, so long as the Project is not completed or a successor Bank Agent is appointed, in which case all the proceeds in the Accounts shall be transferred to the successor Bank Agent.
- ii. Notwithstanding anything contained in this Agreement, the Developer/Promoter unconditionally agrees and unequivocally confirm that the Bank shall have the right to exit / resign, without assigning any reason whatsoever, from this Agreement or terminate this Agreement by giving 30 days' notice in writing to the Developer/Promoter. The Developer/Promoter shall, within 30 days of receipt of the aforesaid notice, appoint a successor Bank and thereafter all the monies lying in the Accounts shall be transferred to the Accounts opened with the successor Bank, and the thereafter Bank shall stand discharged / released from all its obligations under this Agreement.


h. REPRESENTATIONS & WARRANTIES:

- i. The Developer/Promoter hereby represents and warrants that:
 - (i) The Developer/Promoter has all the requisite legal power and authority to execute this Agreement and to carry out the terms, conditions and provisions, hereof.
 - (ii) Execution of this Agreement constitutes the valid, legal and binding obligation of the Developer/Promoter enforceable in accordance with the terms hereof;
 - (iii) There are no actions, suits or proceedings pending or, to Developer/Promoter's knowledge, threatened against or affecting the Developer/Promoter before any court or administrative body or arbitral tribunal which might materially or adversely affect the ability of the Developer/Promoter to meet and carryout the obligations under this Agreement:
- ii. The execution and delivery of this Agreement by the Developer/Promoter has been duly authorized by all requisite

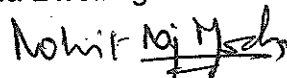
ORIGINAL SEEN AND VERIFIED
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Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

HARSHVARDHAN TEJWANI
Branch Manager
Branch Code: 0437
Branch: Ashiana-2 (0027)

action, and will not contravene any provision of, or constitute a default under, any other arrangement or instrument to which it is a part or by which it or its property may be bound;

iii. The Developer/Promoter alone shall comply with the provisions of RERA during the currency of this Agreement.

i. **CONFIDENTIALITY:**

The Developer/Promoter and the Bank will maintain the utmost confidentiality regarding the contents of this Agreement at all times and they shall not make any announcement to the public or to any third party regarding the arrangements contemplated by this Agreement, provided that the Developer/Promoter and the Bank shall not be liable for disclosure or use of any confidential information if the same is required to be disclosed under the provisions of the applicable law or regulation in India (including Stock Exchange regulations, Reserve Bank of India and Enforcement Agencies).

j. **GENERAL:**

i. It is expressly agreed by and between the parties hereto that the Developer /Promoter shall bear and pay upfront all the costs, charges and expenses including the fees of the Bank's Advocate/s that may be incurred by the Bank on account of any litigation arising out of or in connection with this Agreement and the Bank shall not be required or liable to bear or pay any such costs and expenses. In the event the Bank, without prejudice to its rights herein, happens to incur any such costs, charges and expenses (including fees of Bank's Advocate/s), the same shall be reimbursed by the Developer/Promoter to Bank immediately upon demand from the Banks Agent without raising any dispute.

ii. The Developer/Promoter further agrees and undertake to pay or reimburse to Bank immediately on demand without any dispute all costs, charges and expenses arising out of or in connection with this Bank Agreement (including but not limited to opening up of Accounts of the Developer/Promoter and costs, charges and expenses as stated in the foregoing paragraph) or incidental to, the enforcement of any of the provisions of this Agreement, in connection with any stamp duty or tax required to be paid by the Bank under this Agreement or any other deed/instrument necessary to be executed/entered or with respect to amendment, waiver or consent relating to this Agreement.

iii. The Developer/Promoter hereby agrees to pay fees as prescribed in **Item No. 7 of Schedule A.**


iv. The Developer/Promoter undertakes and agrees to indemnify and keep the Bank indemnified against all consequences, liabilities, obligations, expenses, damages, losses and costs of every kind and nature

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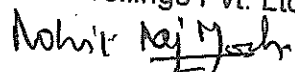
Name: VIKRAM SHARMA
Emp. Code: V7576

Signature:

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.


Director/Authorised Signatory

HARSHVARDEN SINGH
Branch Manager
15432
(0027)

(including all reasonable legal costs and expenses that Bank may be required to incur in legal proceedings and in engaging legal counsel) (collectively "Losses") which the Bank may suffer and/or incur or be required to bear/incur by virtue of or on account and/or as a consequence of breach of this Agreement, and/or as a consequence of any acts or omission or commission or neglect or default on the part of the Developer/Promoter including without limitation, on account of any statutory violations / violations under RERA. In no event shall the Bank be liable for losses or delays resulting from computer malfunction, interruption of communication facilities or other causes beyond Bank's reasonable control or for indirect, special or consequential damages.

- v. If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this Agreement shall continue to remain in full force and effect.
- vi. No failure to exercise, and no delay in exercising any right, power or privilege hereunder, shall operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege hereunder preclude or require any other or future exercise thereof or the exercise of any other right, power or privilege. All rights, powers and remedies granted to any party hereto and all other agreements, instruments and documents executed in connection with this Agreement shall be cumulative, may be exercised singly or concurrently and shall not be exclusive of any rights or remedies provided by law.
- vii. No amendment, supplement, modification or clarification to this Agreement shall be valid or binding unless set forth in writing and duly executed by all the Parties to this Agreement.
- viii. For the operation of Accounts, details of Authorised Signatories of Developer/Promoter are mentioned in Schedule B hereunder.


k. **WAIVER:**

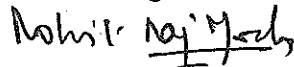
No amendment or waiver of any provision of this Agreement shall in any event be effective unless the same shall be in writing and signed by the Bank and the Developer/Promoter and such amendment, waiver or consent shall be effective only in the specific instance and for the specified purpose for which it was given.

NOTICE:

- i. Except as otherwise expressly provided herein, all notices or other communications to or upon the parties hereto shall be given or made by registered mail, electronic mail (email) or recognized courier service to the respective addresses of the

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Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:

For Ashiana Dwellings Pvt. Ltd.

Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.

Director/Authorised Signatory

HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: HC432
Kalkaji-2 (0027)

Parties. The Developer/Promoter hereby agrees to execute necessary email Indemnity in the prescribed format of the Bank.

- ii. All notices or communications given by or made as aforesaid by registered mail shall be deemed to have been duly given or made seven (7) days after being deposited in the mails provided that those given or made by electronic mail (email) as aforesaid shall be deemed to be duly given or made on one (1) day after such email is sent.
- iii. Any party may by notice change the address and/or address to which such notices and communications to it are to be delivered or mailed and shall be effective only on receipt by the other party.

m. JURISDICTION

It is hereby agreed among the parties that the jurisdiction for any legal action or proceedings arising out of these presents shall be brought in at any competent Court/Tribunal or any Judicial forum exclusively at New Delhi in India and irrevocably submit themselves to the jurisdiction of that court/tribunal or forum.

n. STAMP DUTY, COSTS, CHARGES ETC

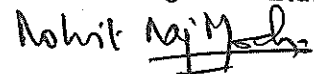
All charges, fees, and expenses in connection with this Agreement including without limitation, stamp duty and all other out of pocket expenses incidental to this Agreement shall be borne and paid by the Developer/Promoter alone.

For Ashiana Dwellings Pvt. Ltd.



Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.



Director/Authorised Signatory

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Signature:

SCHEDULE "A"

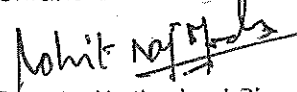
| Item No. | Particulars | Details |
|----------|---|--|
| 1 | Place & Date of this Agreement | Place: New Delhi Date: |
| 2 | Name & Address of the Developer/Promoter | Ashiana Dwellings Private Limited Reg Off: 5F, Everest, 46/C, Chowringhee Road Kolkata-700071, West Bengal Corp Off: 3H, Plaza M6, District Centre Jasola New Delhi – 110025 |
| 3 | Master Collection Account No. & Name of Bank Branch | ADPL Master A/c Ashiana Mulberry Ph - IV A/c No. <u>50200110907420</u> HDFC Bank Limited, GK-II, New Delhi |
| 4 | RERA Account No. & Name of Bank Branch | ADPL RERA A/c Ashiana Mulberry Ph- IV A/c No. <u>50200110882912</u> HDFC Bank Limited, GK-II, New Delhi |
| 5 | Designated Bank Account No. & Name of Bank Branch | ADPL Free A/c Ashiana Mulberry Ph- IV A/c No. <u>50200110775830</u> HDFC Bank Limited, GK-II, New Delhi |
| 6 | Amount which can be transferred to Designated Account of the Developer/Promoter | Not Applicable |
| 7 | Bank Fees | Not Applicable |
| 8 | Other Conditions | Not Applicable |

For Ashiana Dwellings Pvt. Ltd.

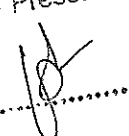


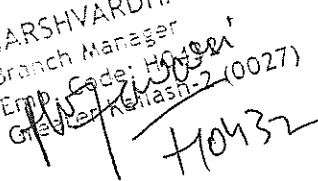
Director/Authorised Signatory

For Ashiana Dwellings Pvt. Ltd.



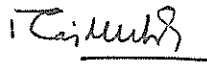
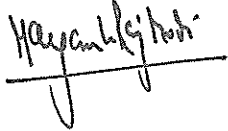
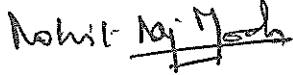
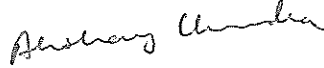

Director/Authorised Signatory

ORIGINAL SEEN AND VERIFIED
Customer Signed in my Presence
Name: VIKRAM SHARMA
Emp. Code: V7576
Signature:


HARSHVARDHAN TEWARI
Branch Manager
Emp. Code: H04321
Greeter, Kashi-2 (0027)

110432

SCHEDULE B

DETAILS OF AUTHORISED SIGNATORIES OF DEVELOPER/PROMOTER

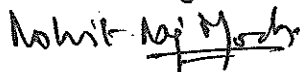
| Name/s | Designation/s | Specimen Signature/s |
|--------------------------------|----------------------|--|
| Mr. Raj Kumar Modi | Authorized Signatory |  |
| Mr. Mayank Raj Modi | Authorized Signatory |  |
| Mr. Rohit Raj Modi | Director |  |
| Mr. Akshay Chandra | Director |  X |
| Mr. Hitendra Sankalchand Nayee | Director |  |

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinabove written.

SIGNED AND DELIVERED BY

For Ashiana Dwellings Private Limited

For Ashiana Dwellings Pvt. Ltd.



Director/Authorised Signatory

Signature:

Name: Rohit Raj Modi

Designation: Director

SIGNED AND DELIVERED by the within named **BANK** through its duly authorized official Mr. _____


H10432

ORIGINAL SEEN AND VERIFIED
Customer Signed in my Presence

Name: VIKRAM SHARMA
Emp. Code: V7576
Signature: _____

WARSIMVARDHAN TEWARI
Branch Manager
Emp. Code: H0432
Greater Kailash-2 (0027)
For Ashiana Dwellings Pvt. Ltd.
Branch Manager
Emp. Code: H0432
Greater Kailash-2 (0027)
Director/Authorised Signatory