

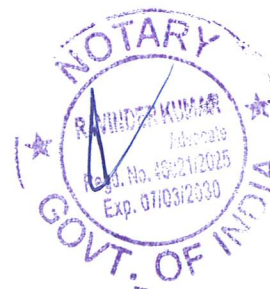
Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL79620374768306Y
Certificate Issued Date	: 20-Aug-2026 11:51 AM
Account Reference	: IMPACC (IV)/ dl1127603/ DELHI/ DL-ND
Unique Doc. Reference	: SUBIN-DL112760361278892314318Y
Purchased by	: PURI CONSTRUCTION PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PURI CONSTRUCTION PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: PURI CONSTRUCTION PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



For PURI CONSTRUCTIONS PVT LTD


Authorised Signatory

1. The authenticity of this Stamp certificate should be verified at 'www.shoelastamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

A F F I D A V I T

We, Smriti Rani, Authorised Signatory of M/s Puri Construction Private Limited having its registered office at 4-7B, Ground Floor, Tolstoy House 15 & 17, Tolstoy Marg New Delhi 110001 and Rakesh Kumar Sharma, Director, Natureville Promoters Pvt. Ltd. having its office at 111-112, First Floor, Tolstoy House, 15 & 17 Tolstoy Marg, New Delhi-110001, for and on behalf of respective Companies, do hereby jointly undertake as under:-

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

S.No.	Information Sought / Item	Details
i	Name of the Project	Puri Aerosphere
ii	Location of Project	Sector 111, Village Chauma, Gurugram
iii	Area of the Project under registration	1.67 Acres
iv	Nature of the Project	Commercial Colony
v	Project cost	84007.32
vi	Number of Units	417
vii	License number and date of validity of license	98 & 99 of 2010 valid till 18/11/2030
viii	Date of completion of construction of the project and obtaining of OC as per registration application	30/06/2033

2. That 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, land cost, statutory fee(s) shall be covered and the amounts lying in this account shall be used only for that purpose.
3. That accordingly to comply with the above provisions of law, we are opening the following three accounts:

For PURI CONSTRUCTIONS PVT LTD


Authorised Signatory



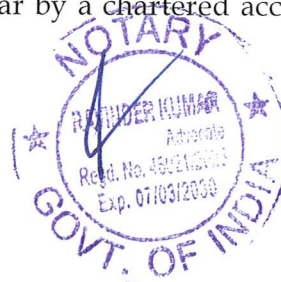
S.No.	Type of Bank Account	Name and branch of the bank
1.	Master Account of the Project	UCO Bank, Parliament Street, New Delhi-110001
2.	Separate RERA account of the Project	UCO Bank, Parliament Street, New Delhi-110001
3.	Free account of Promoter of the Project	UCO Bank, Parliament Street, New Delhi-110001

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. We further undertake that there shall be no lien on this account in the name of **Puri Construction Pvt. Ltd. A/c Puri Aerosphere - Master A/c bearing account number No. 01200210006740** opened with UCO Bank, Parliament Street, New Delhi - 110001.
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 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 on this account in the name of **Puri Construction Pvt. Ltd. A/c Puri Aerosphere - Construction A/c bearing account number No. 01200210006733** opened with UCO Bank, Parliament Street, New Delhi - 110001.

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.

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.



For PURI CONSTRUCTIONS PVT LTD

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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.

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 in the Promoter's Free Account in the name of **Puri Construction Pvt. Ltd. A/c Puri Aerosphere bearing account number 01200210006726** opened with UCO Bank, Parliament Street, New Delhi - 110001.

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.

It is further undertaken that the landowner/licensee company

For PURI CONSTRUCTIONS PVT LTD

Authorised Signatory



Natureville Promoters Pvt. Ltd. shall always be bound by any condition or direction imposed by HRERA, Gurugram during the currency of the RERA Registration Certificate.

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 PURI CONSTRUCTIONS PVT LTD

DEPONENT

Authorised Signatory

VERIFICATION:

This affidavit is further conceded and agreed to so long in respect of provisions where obligations of the banks have been created. VERIFIED at New Delhi on this 19th day of August, 2026.

For PURI CONSTRUCTIONS PVT LTD
DEPONENT

Authorised Signatory

Signed by me
Authorized Signatory/In witnesses thereof:

1. Ashok Singh Rawar
A-193 VINOD NAGAR WEST
DELHI - 110092
2. Deepak
Deepak
D-II-471 Madampur Khadar
New Delhi - 110076

ATTESTED

NOTARY PUBLIC
GOVT. OF INDIA

20 AUG 2026



For PURI CONSTRUCTIONS PVT LTD

Authorised Signatory