Bond

Indian-Non Judicial Stamp
Haryana Government

Date : 16/05/2026

Certificate No. G0P2026E616

GRN No. 151967205

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Receptive buildwell llp

H.No/Floor : 609/6 Sector/Ward : Na Landmark : Time tower mg road

City/Village : Gurugram District : Gurugram State : Haryana

Phone : 96******04

Purpose : General agreement **to be submitted at Other**

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhishek Gupta, Authorised Signatory of M/s Receptive Buildwell LLP having its registered office situated at 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector-3, Rohini, Delhi-110085 and corporate office situated at 609, 6th Floor, Time tower, MG Road, Gurugram, Haryana-122001 the promoter of the proposed project **"VISTA CENTRE"** duly authorized by the Designated Partners of the LLP i.e. M/s Receptive Buildwell LLP of the proposed project, vide its/his/their authorization/Board Resolution dated **17.12.2024**. The Details of the project as per given below:

S. No	Information sought/Details:	Items Details
1.	Name of the project	**VISTA CENTRE**
2.	Location of the project	Village-Badha, Sector-89, District-Gurugram, Haryana.
3.	Area of the project under registration	2.36875 Acres
4.	Nature of the project	Commercial
6.	Total Project Cost	**28376.55** (Approx.)
7.	Number of Units in Project	564
5.	License number and date of validity of the license	License No. 48 of 2022 dated 18.04.2022 and validity up to 17.04.2027.
6.	Tentative date of completion of the project as per registration application	**31.12.2032**

NOTARY Mahender S. Punia GURUGRAM Regn. No. 3999 GOVT. OF INDIA

Receptive Buildwell LLP

Keeping in view the provisions of section 4 (2) (l) (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	Account No.	Name and Branch of the Bank
1.	Receptive Buildwell LLP Vista Centre Master Account (100%)	**0549202500000101**	Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085
2.	Receptive Buildwell LLP Vista Centre Rera Account (70%)	**0549202500000201**	Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085
3.	Receptive Buildwell LLP Vista Centre Free Account (30%)	**0549202500000301**	Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085

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 No. **0549202500000101** opened in bank branch address Karnataka Bank Limited, Sector-9, Rohini, Delhi-110085.

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) (l) (D) of the Act 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 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.

We further undertake that we shall get the accounts audited within six months after the end of every financial year by a chartered accountant 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 a statement of accounts along with amounts withdrawn and a 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 of the amount realized from the allottees in the RERA account is deposited.

We further undertake that no lien shall be created on the master account as well as the RERA account by the promoter.

We further undertake that we have entered into an understanding 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.

GURUGRAM Regn. No. 3999 GOVT. OF INDIA

Receptive Buildwell LLP

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.

DEPONENT

Verification:

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

Verified by me at Gurugram on this 28th day of May 2026.

DEPONENT

In witnesses thereof:

1. Vijay Sharma S/o Sh. Mam Mohan Sharma Sector-41 Gurgaon Haryana

2. TARUN AGARWAL S/O SH. PARAG AGARWAL JAL VIHAR COLONY, GURUGRAM

ATTESTED
MAHENDER S. PUNIA
ADVOCATE & NOTARY
Distt. Gurugram (Haryana) India

NOTARY
Mahender S. Punia
GURUGRAM
Regn. No. 3996
GOVT. OF INDIA

29 MAY 2026