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Certificate No.	:	IN-DL20855111279617S
Certificate Issued Date	:	22-Dec-2020 04:58 PM
Account Reference	:	IMPACC (CR)/ dl822810/ DELHI/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL82281045667309478509S
Purchased by	:	ESSEL HOUSING PROJECTS PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ESSEL HOUSING PROJECTS PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	ESSEL HOUSING PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	:	10 (Ten only)

Please write or type below this line

NOTARY Parveen Kumar Anghish Gurugram Regn. No. 5071 GOVT. OF INDIA

AFFIDAVIT

We, M/s Essel Housing Projects Pvt. Ltd. a company duly incorporated under companies act 1956 and defined under companies Act 2013, having its registered office of LGF 10, Vasant Square Mall, Plot –A, sector – B, Pocket V, Community centre, Vasant Kunj, New Delhi, 110070 & corporate office unit No. 224, Suncity Business Tower, Second Floor, Golf Course Road, Sector

For ESSEL HOUSING PROJECTS PVT. LTD.

~~DIRECTOR~~/AUTHORISED SIGNATORY

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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.

54, Gurugram , Haryana 122001(hereinafter called as Promoter Company/Deponent) through its authorized Signatory Mr. Ravi Kant Kumar duly authorized vide board resolution dated 29.05.2020 hereby solemnly affirm & declare as under that :-

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	Platinum Towers
2.	Location of the project	Sector 28, Gurugram
3.	Area of the project under registration	5.56875 Acre
4.	Nature of the project	Group housing Colony
5.	Project cost	Rs. 38389.29 Lakh
6.	Number of units	264 Apartments, 12 EWS units & 5 Shops
7.	License number and date of validity of license	32 of 2009 dated 11-07-2009 33 of 2009 dated 11-07-2009 21 of 2016 dated 17-11-2016 22 of 2016 dated 17-11-2016
8.	Date of completion of the project as per registration application	30-06-2024

2. 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.

3. Accordingly to comply with the above provisions of law, we are opening the following three accounts:

	Type of bank account	Bank A/c No.	Name and branch of the bank
1.	Master Account of the project	777705225018	ICICI Bank Ltd. Phellep Building, Connaught Place, New Delhi-110001
2.	Separate RERA account of the project	777705225019	ICICI Bank Ltd. Phellep Building, Connaught Place, New Delhi-110001
3.	Free account of the promoter of the project	777705225020	ICICI Bank Ltd. Phellep Building, Connaught Place, New Delhi-110001

i). Master Account – in this account only the amount realized from the allottees of the real estate project from time to time shall be deposited.

NOTARY GOVT. OF INDIA Parveen Kumar Singla Gurugram Regn. No. 3671

For ESSEL HOUSING PROJECTS PVT. LTD.

~~DIRECTOR~~/AUTHORISED SIGNATORY

We further undertake that there shall be no lien on this account No. 777705225019 opened in bank branch address: ICICI Bank, Phellep Building, Connaught Place, New Delhi-110001.

ii). 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 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.

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.

iii). **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.

For ESSEL HOUSING PROJECTS PVT. LTD.

~~DIRECTOR~~/AUTHORISED SIGNATORY

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 upto 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 ESSEL HOUSING PROJECTS PVT. LTD.

DIRECTOR/AUTHORISED SIGNATORY
DEPONENT

Verification:

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

NOTARY Parveen Kumar Angrish GOVT. OF INDIA

For ESSEL HOUSING PROJECTS PVT. LTD.

DIRECTOR/AUTHORISED SIGNATORY

DEPONENT

In witnesses thereof:

1. Abhishek Singh S/o Sh. S. Kumar
A/1-10/123, Sect-3, Rajendra Nagar
Sahibabad, Ghaziabad (U.P.)
Jitender Kumar

2. Jitender Kumar S/o Begham Parkash
V.P.O. Pahari, Teh - Pataudi
Distt - Gurugram.
(HR)

ATTESTED
Parveen Kumar Angrish
Advocate & Notary
Sub Tehsil Wazirabad, Sec-56
Gurgaon (Haryana)

22 DEC 2020