Affidavit

Indian-Non Judicial Stamp
Haryana Government

Date : 03/08/2026

Certificate No. G0C2026H259

GRN No. 156548899

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Dvok buildcon llp
H.No/Floor : 224/sf Sector/Ward : 54 Landmark : Suncity business tower
City/Village : Gurugram District : Gurugram State : Haryana
Phone : 96******22

Purpose : Affidavit **to be submitted at Concerned office**

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

NOTARY
Joginder Singh
Area Gurugram
Regd. No.- 16763
Exp. Date
31/01/2030
GOVT. OF INDIA

Affidavit

We, DVOK Buildcon LLP, a Limited Liability Partnership having its registered office at Unit No. 224, Suncity Business Tower, 2nd Floor, Golf Course Road, Sector 54, Gurugram-122002 (hereinafter called as Promoter Firm / Deponent) through its authorized signatory Mr. Ravi Kant Kumar, duly authorized vide board resolution dated 10.09.2025 hereby solemnly affirm & declare as under that:-

We are the promoter (s) of the project as per details given below:-

S.No.	Information sought/Items	Details
1	Name of the Project	Suncity's Monarch Club
2	Location of the Project	Sector 78, Village Shikohpur, Gurugram
3	Area of the project under registration	4.328 Acres (Phase 2 & 3)
4	Nature of Project	Club & Recreational Area
5	Project Cost	18067.83 Lakh
6	Number of units	Nil / Zero
7	License number and date of validity of license	121 of 2021 dated 17.07.2025
8	Date of completion of the project as per registration application	31/03/2031

1. Keeping in view the provision 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 amount 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.

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

2. 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 Project	57500002026350	HDFC Bank , SN 4/8, Commercial Shopping Centre, Block D, South City 2, Gurugram - 122018
2.	Separate RERA account of the project	57500002027952	HDFC Bank , SN 4/8, Commercial Shopping Centre, Block D, South City 2, Gurugram - 122018
3.	Free account of the promoter of the project	57500002028649	HDFC Bank , SN 4/8, Commercial Shopping Centre, Block D, South City 2, Gurugram - 122018

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.

We further undertake that there shall be no lien on this account no. 57500002026350 opened in bank branch address: HDFC Bank, SN 4/8, Commercial Shopping Centre, Block D, South City 2, Gurugram - 122018.

ii) Separate RERA Account: as per provision 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 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 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 quarter.

iii) Promoter's Free Account for the project: The 'promoter 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.

NOTARY Jitender Singh Area Gurugram Regd. No.-16763 Exp. Date 31/01/2030 GOVT. OF INDIA

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

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 undertake that RERA shall 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 DVOK BUILDCON LLP

~~Designated Partner~~/Auth. Signatory

DEPONENT

Place: - Gurugram
Date: - 26.08.2026

Verification:

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

For DVOK BUILDCON LLP

~~Designated Partner~~/Auth. Signatory

DEPONENT

In witnesses thereof: -

1. _____
Ramesh Singh
B-3/A West Vinod Nagar Delhi-92

2. _____

ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
DISTT. GURUGRAM (HR.)
M: 9810778999
26 AUG 2026

NOTARY
Joginder Singh
Area Gurugram
Regd. No.-16763
Exp. Date
31/01/2030
GOVT. OF INDIA