

Affidavit

**Indian-Non Judicial Stamp
Haryana Government**

Date : 22/12/2025

Certificate No. GOV2025L1848 

Stamp Duty Paid : ₹ 101

GRN No. 144298110 

Penalty : ₹ 0

Deponent

Name : Trehan promoters And builders Pvt ltd

H.No/Floor : E26 Sector/Ward : Na Landmark : Panchsheel park

City/Village : New delhi District : New delhi State : Delhi

Phone : 70*****20

Purpose : AFFIDAVIT to be submitted at Haryana real estate regulatory authority

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AFFIDAVIT

4(2)(L)(D)

We, Trehan Promoters and Builders Pvt Ltd, having reg office at E-26, Panchshila Park, New Delhi-110017 and corporate office at 808, 8th Floor, Block-A, Iris Tech Park, Sec-48, sohna Road, Gurugram, Haryana, are the Promoter of the project as per details given below: -

Sl. No.	Information sought / Items	Details
1	Name of the project	"OMARA"
2	Location of the project	Plot no GH-3B & GH- 3C, Village Naurangpur, Sector-80, Gurugram, Haryana
3	Area of the project under registration	Land Area 5.08 Acres
4	Nature of the project	Residential Group Housing Colony of clubbed Group housing sites (GH-3B & GH-3C) measuring 5.08Acres Sector-80, Gurugram, Haryana
5	Project Cost	Rs 1,300.37 Lakhs
6	Number of Units	323
7	License Number and date of validity of License/Conveyance deed	Conveyance deed registration no. 3546 dated 20.06.2024 for Group housing site 3B & Conveyance deed registration no.809 dated 23.04.2024 for Group housing site 3C for M/s Trehan Promoters and Builders Pvt. Ltd.
8	Date of completion of the project as per registration application	30 th June 2032

- Keeping in view of 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

For Trehan Promoters & Builders Pvt. Ltd.

Director / Authorised Signatory

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.

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

Sl. No.	Type of Bank Account	Name and branch of the bank	Account Number
1	Master account of the project	ICICI Bank Ltd, Bank Address ICICI Bank Ltd. Shop No 2&3 Bestech Business Tower , Badshahpur Sohna Road Sector 48 Gurugram, Haryana 122018.	777705030694
2	Separate RERA account of the project	ICICI Bank Ltd, Bank Address ICICI Bank Ltd. Shop No 2&3 Bestech Business Tower , Badshahpur Sohna Road Sector 48 Gurugram, Haryana 122018.	777705030696
3	Free account of the promoter of the project	ICICI Bank Ltd, Bank Address ICICI Bank Ltd. Shop No 2&3 Bestech Business Tower , Badshahpur Sohna Road Sector 48 Gurugram, Haryana 122018.	777705030697

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. 777705030694 opened in **ICICI Bank Ltd**, Bank Address ICICI Bank Ltd. Shop No 2&3 Bestech Business Tower , Badshahpur Sohna Road Sector 48 Gurugram, Haryana 122018.

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 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 account 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 to withdraw 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 rates.

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 the 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



For Irenan Promoters & Builders Pvt. Ltd.
Director / Authorised Signatory

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 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 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.

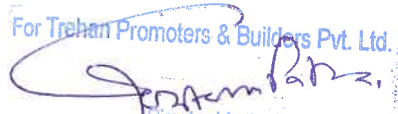
We further undertake that we have entered into an understanding/agreement with the authorized signatory/manager of the bank and authorized the bank to transfer 70% amount in the RERA account and 30% in the Free account as and when the amount is received in the Master account.

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 must be deposited by the promoter.

In the case of ongoing projects total amount realized from the allottees of the sold inventory is 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 the right and the authority to call for information not only of the Master Account, RERA Account but also from the Free Account as and when affairs of the promoters are under investigation of the authority.

For Trehan Promoters & Builders 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.

Signed by me Authorized Signatory / In witness thereof:

22 DEC 2025



1.  Manish Kumar, E-26 Panchsheel Park.
2.  Ashok Kumar 20/31 Dakshepari New Delhi-110062

ATTESTED

Date: 22.12.2025

RAM NIWAS MALIK, ADVOCATE
NOTARY, GGN. (PR.) INDIA

For Trehan Promoters & Builders Pvt. Ltd.

Director / Authorised Signatory
(DEPONENT)