

Sanchit Bahl



UNDERTAKING FOR AUTO-CREDIT OF 10% OF RECEIPTS FROM THE '70% SEPARATE RERA ACCOUNT' MAINTAINED UNDER SECTION 4(2)(I)(D) OF THE REAL ESTATE REGULATION & DEVELOPMENT ACT, 2016 TO EDC

I, Sanchit Bahl, the Authorised Representative of M/s Boxacres Developers Private Limited, a company incorporated under the Companies Act, 2013, with its registered office at A/GF-03, Ground Floor, Khasra No. 369-379, 371/1, Village Sultanpur, MG Centrum, New Delhi, Delhi - 110030 (hereinafter referred to as the "Promoter"), in my capacity as promoter of the retirement housing project "The Aerth" (developed pursuant to License No. 22 of 2026 dated 30.01.2026 issued by the Department of Town & Country Planning, Haryana), located at Village Naurangpur, Sector-79, Gurugram, Haryana, duly empowered by the Promoter vide Board Resolution dated 13th February 2026, do hereby solemnly affirm and state as follows:

- 1) That, we shall integrate our bank account in which 70% of allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- 2) Further, such 10% deduction shall continue to operate till the total EDC dues get recovered from the coloniser against the above said licence.

Boxacres Developers Private Limited

Authorised Signatory
Deponent

Verification

The contents of my above undertaking cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 29th day of June 2026.

ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR) 141317



Boxacres Developers Private Limited

Authorised Signatory
Deponent