EMAAR INDIA LTD

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Sr.
Amount
Purpose

09 JUL 2025

NAVEEN KUMAR STAMP VENDOR
Gurugram (Haryana)

AFFIDAVIT

1. We, Emaar India Limited a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at 306-308, Square-One, C-2, District Centre, Saket, New Delhi-110017 are promoter (s) of the project as per details given below:

Sr. No.	Information sought/Items	Details
1	Name of the Project	THE 88
2	Location of the project	Village- Bajghera, Sector – 112, Gurgaon
3	Area of the project under registration	1.58 Acres
4	Nature of the project	Group Housing Colony
5	Project cost (in Lacs)	10674
6	Number of units	88
7	Licence number and date of validity of license	04 of 2013 valid upto 17.02.2029
8	Date of completion of the project as per registration application	31.03.2029

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:

Sr. No.	Type of Bank Account	Name of the bank account holding entity	Bank account no.	IFSC code	Name and Branch of the Bank
1	Master Account of the Project	EMAAR THE 88 Master Account	409000449570	RATN0000116	RBL Bank Limited, Ground Floor, Block A, ABW Tower, Iffco Chowk, Gurgaon
2	Separate RERA account of	EMAAR THE 88 RERA Account	409000449571	RATN0000116	RBL Bank Limited, Ground Floor, Block A, ABW Tower, Iffco

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RAM NIWAS
GURUGRAM
Reg. No. 8224

	the project				Chowk, Gurgaon
3	Free account of the promoter of the project	EMAAR THE 88 Free Account	409000449572	RATN0000116	RBL Bank Limited, Ground Floor, Block A, ABW Tower, Iffco Chowk, Gurgaon

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. 409000449570 opened in RBL Bank Limited, Ground Floor, Block A, ABW Tower, Iffco Chowk, Gurgaon -122001.
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 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.

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 RERA account is deposited.

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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.

DEPONENT

Verification:

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

DEPONENT

In witnesses thereof:

1. _____
2. _____

NOTARY
RAM NIWAS
GURUGRAM
Reg. No. 8224
GOVT. OF INDIA

ATTESTED
RAM NIWAS, ADVOCATE
NOTARY GURUGRAM (HR.) INDIA

29 AUG 2025