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|--|---|---|--|
| Affidavit  |  <b>Indian-Non Judicial Stamp<br/>Haryana Government</b>  |   | Date : 26/11/2025                              |
| Certificate No.  | G0Z2025K4098  |  | Stamp Duty Paid : ₹ 101                        |
| GRN No.  | 142992906   |  | (Rs. Only)<br>Penalty : ₹ 0<br>(Rs. Zero Only) |
| <b>Deponent</b>  |   |   |  |
| Name :   | Nowara realty llp   |   |  |
| H.No/Floor :   | 1615  | Sector/Ward : Sec45   | Landmark : Corporate greens                    |
| City/Village :   | Narsinghpur   | District : Gurgaon  | State : Haryana                                |
| Phone :  | 92*****65   |   |  |
|                                     |   |   |  |
| Purpose : Affidavit Cum Undertaking Regarding Arrangement for Seperate Bank Account to be submitted at Harera gurugram |   |   |  |

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### AFFIDAVIT

1. We M/S NOWARA REALTY LLP a LLP incorporated under the provisions of Limited Liability Partnership Act 2008 and having its registered office at Unit No 1615, Tower 1, DLF Corporate Greens, Sector 74, Narsinghpur, Gurgaon, Haryana-122004 are promoter(s) of the Project as per details given below:

| S.NO | INFORMATION SOUGHT/ITEMS            | DETAILS   |
|------|-------------------------------------|---|
| 1.   | Name of Project                     | NAKSHATRA BY NOWARA                             |
| 2.   | Location of Project                 | Sector – 03, Farrukhnagar, Gurugram, Haryana    |
| 3.   | Area of project under registration  | 8.84375 Acre                                    |
| 4.   | Nature of Project                   | Affordable Group Housing                        |
| 5.   | Project Cost                        | INR 33,142.79 Lakhs                             |
| 6.   | Number of Unit                      | Residential Units: 1297<br>Commercial Units: 88 |
| 7.   | License number and date of validity | 73 of 2025 valid till 21-05-2030                |
| 8.   | Date of completion of Project       | 30-06-2030                                      |

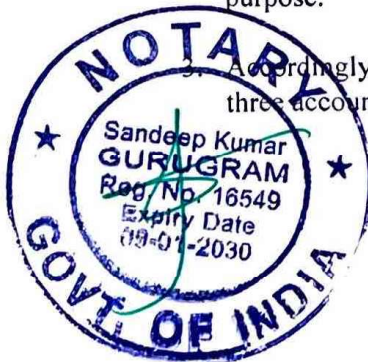
2. Keeping in view the provisions of section 4(2)(l)(d) of Real Estate Regulation and Development Act 2016 a separate account is to be maintained in a scheduled bank wherein 70% of the amounts realized from the allottees of the real estate project from time to time is to be deposited. Out of this account 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.

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

For NOWARA REALTY LLP



Authorised Signatory



| S.NO | TYPE OF BANK ACCOUNT  | NAME AND BRANCH OF THE BANK   |
|------|---|---|
| 1.   | Master Account of the Project A/c No 2502240377828070               | AU Small Finance Bank Limited, Ground Floor, 5,6 & 7, Ninex City Mart, Sector 49, Sohna Road, Gurgaon, Haryana-122018 |
| 2.   | Separate RERA account of the Project A/c No 2502240377821342        | AU Small Finance Bank Limited, Ground Floor, 5,6 & 7, Ninex City Mart, Sector 49, Sohna Road, Gurgaon, Haryana-122018 |
| 3.   | Free account of the promoter of the project A/c No 2502240377825171 | AU Small Finance Bank Limited, Ground Floor, 5,6 & 7, Ninex City Mart, Sector 49, Sohna Road, Gurgaon, Haryana-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 2502240377828070** opened in bank branch address AU Small Finance Bank Limited, Ground Floor, 5,6 & 7, Ninex City Mart, Sector 49, Sohna Road, Gurgaon, Haryana-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 a special circumstances of the amounts realized from the allottees of the project is to be deposited as per Section 4 (2)(1)(d) of the Act i.e to cover the costs of the construction and land 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 engineer/architect/chartered accountant shall be engaged by us out of the panel if prepared 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 accountant 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 certification that the amounts 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.



*[Signature]*  
 For NOWARA REALTY LLP  
 Authorised Signatory

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.

- 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 a 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. We further undertake that we have entered into an understanding / agreement with the authorized /Manager of the Bank and authorized the bank to transfer 70% amount in the RERA account and 30% in the Free Account 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 on ongoing projects total amounts 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. This affidavit is further conceded and agreed to so long in respect of provisions where obligations of the banks have been created.

For NOWARA REALTY LLP  
  
DEPONENT  
Authorised Signatory

#### Verification

Verified at Gurugram on this 05<sup>th</sup> December 2025 that content of my foregoing affidavit is correct & true based upon information maintained by the Applicant during normal course of its business and believed to be true. Nothing material has been canceled therefore.



For NOWARA REALTY LLP  
  
DEPONENT  
Authorised Signatory

**ATTESTED**  
  
SANDEEP KUMAR, ADVOCATE  
NOTARY, GURUGRAM, HR. (INDIA)

05 DEC 2025