



INDIA NON JUDICIAL



IN-UP66071121915869Y

Government of Uttar Pradesh

e-Stamp

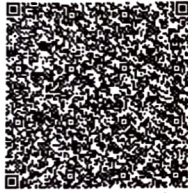
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Certificate No. : IN-UP66071121915869Y  
 Certificate Issued Date : 20-Mar-2026 01:22 PM  
 Account Reference : NEWIMRACO (SV)/up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1401380427479044123367Y  
 Purchased by : MODULUX ELITE BUILD LLP  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : MODULUX ELITE BUILD LLP  
 Second Party : Not Applicable  
 Stamp Duty Paid By : MODULUX ELITE BUILD LLP  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

सत्यमेव जयते

Signature: *[Handwritten Signature]*  
 ACC Name: Kanaka Agarwal ACC Code - UP14013804  
 ACC Add - Noida - Mobile - 9650236878  
 anse No 180/2020, Tehsil & Distric-G B Nadar



₹100



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### AFFIDAVIT / UNDERTAKING

**I, Sandeep Kumar, S/o Mr. Kailash Chander Kumar, R/o Flat No. 202, Tower A-1, Ivy County, Plot No. GH-15, Eco City, Sector-75, Noida, District Gautam Buddha Nagar, Uttar Pradesh - 201301, Designated Partner & Authorized Signatory of Modulux Elite Build LLP, having Promoter ID - UPRERAPRM437649, do hereby solemnly affirm and state as under:**

1. That I am the Director/Authorized Signatory of Modulux Elite Build LLP, the promoter of the **real estate project "The Hive"**, and I am **duly authorized to swear this affidavit on behalf of the promoter**



For MODULUX ELITE BUILD LLP

Signature: *[Handwritten Signature]*  
 20 MAR 2026

Authorized Signatory

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.com' or using the Stamp Mobile App of Stock Holding Corporation of India Limited.
2. Any discrepancy in the details on this Certificate and as available on the website / mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



2. That the land pertaining to the said project has been allotted and the payment schedule for the land cost includes certain installments payable to the concerned authority.
3. That I hereby undertake on behalf of the promoter that the **due installment of the land payment** as per the payment schedule **shall be paid on or before 30th June, 2026**.
4. That I hereby undertake to pay all remaining due installments as per the payment plan schedule dated 07.02.2026 issued by Hapur Pilkhuwa Development Authority (HPDA).
5. That this affidavit/undertaking is being **submitted before the UPRERA authority for compliance** and record purposes.
6. That the contents of this affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.


For MODULUX ELITE BUILD LLP  
  
Authorized Signatory  
DEPONENT

### VERIFICATION

I, the above named Sandeep Kumar, do hereby verify that the contents of the above affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified at \_\_\_\_\_ on this 20 day of MAR 2026, 2026.



  
ATTESTED  
RENU BALA  
Regd. No. 16727  
Notary Public  
Govt. of India

20 MAR 2026

For MODULUX ELITE BUILD LLP  
  
Authorized Signatory  
DEPONENT