

MAYFAIRSKY ESTATES PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF MAYFAIRSKY ESTATES PRIVATE LIMITED IN THEIR MEETING HELD ON 13TH DAY OF MAY 2025 AT ITS REGISTERED OFFICE AT 41ST FLOOR, TOWER-1, M3M INTERNATIONAL FINANCIAL CENTER, SECTOR-66, BADSHAHPUR, GURGAON HARYANA- 122101

"RESOLVED THAT Mr. Anuj Kumar Tiwari and Mr. Atul Chaturvedi, the Directors of the Company and Mr. Sanjay Goyal (aadhar no. 8788 9164 0638), Authorised Signatory, be and are hereby severally authorized for and on behalf of the Company to sign, execute, file and submit all necessary application(s), affidavit(s), undertaking(s), declaration(s), papers or any other documents with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UPRERA) or any other concerned authority in relation of Company' Proposed Project situated at **Plot No. H-6, Sector-97, Noida, Uttar Pradesh.**

RESOLVED FURTHER THAT the above Authorised Persons be and are hereby severally authorized to appear and/or represent the Company before the aforesaid authority(ies) as and when required and to do all such lawful acts, matters deeds and things as may be necessary in relation to the aforesaid matter.

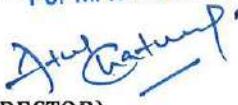
RESOLVED FURTHER THAT the above Authorised Persons shall comply with all the applicable acts, rules and regulations and any amendments/enactments, re-enactments thereof and will solely be liable and responsible for all such acts, deeds and things and shall keep the Company fully indemnified and harmless in this regard.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above Authorised Persons and shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

RESOLVED FURTHER THAT the aforementioned authority in favour of the above Authorised Persons shall remain in force till they are in association/ employment of the Company or till powers entrusted herein in their favour are revoked by the Board whichever is earlier.

RESOLVED FURTHER THAT a Certified Copy of the foregoing Resolution signed by any Director of the Company be issued to anyone concerned or interested in the matter."

FOR MAYFAIRSKY ESTATES PVT LTD


(DIRECTOR)

Director

CORPORATE OFFICE
23rd Floor, Windsor Grand, Plot No. 1-C, Noida
Expressway, Sector 126, Noida, UP 201303

 mayfairskyestates@gmail.com  +91 9871795222

REGD. OFFICE
41st Floor, Tower-1, M3M International Financial Center,
Sector 66, Badshahpur, Gurugram, Haryana 122101

CIN: U68100HR2025PTC128622

**INDIA NON JUDICIAL**

IN-UP57709234134418X

Government of Uttar Pradesh**e-Stamp**

Certificate No. : IN-UP57709234134418X
Certificate Issued Date : 25-Jul-2025 03:11 PM
Account Reference : NEWIMPACC (SV)/ up14008104/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400810413083159072492X
Purchased by : MAYFAIRSKY ESTATES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MAYFAIRSKY ESTATES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : MAYFAIRSKY ESTATES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

This stamp paper is an integral part of the Affidavit.

For MAYFAIRSKY ESTATES PVT. LTD.


Authorised Signatory**Statement of Accuracy:**

1. The entire body of this stamp paper should be verified at www.adharstamp.com or using Aadhar Mobile App of Aadhar Agency.
2. The date of issuance of this document is as mentioned on the website of Aadhar App, unless it is stated.
3. The stamp paper is issued by the Government of India.

FORM 'B'

[See Rule 3(4)]

[DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER]

Affidavit cum Declaration

Affidavit cum Declaration of Sanjay Goyal, authorised signatory of the M/s. Mayfairsky Estates Private Limited ('Promoter' company), having its' registered office at: **41st Floor, Tower-1, M3M International Financial Center, Sector-66, , Badshahpur, Haryana, India – 122101**, for the proposed project "**M3M J&C**", duly authorized by the Promoter of the proposed project, vide its authorization/ board resolution, dated 13th May 2025 for and on behalf of the Promoter, do hereby solemnly affirm and declaration that;

I Sanjay Goyal, duly authorized by the promoter of the proposed project to solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is to be proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is on or before 31st July 2030.
4. That seventy per cent (70%) of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For MAYFAIRSKY ESTATES PVT. LTD.



Authorised Signatory



10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For MAYFAIRSKY ESTATES PVT. LTD.


[Deponent]
Authorised Signatory

Verification:

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

Verified by me at NOIDA on this 06 AUG 2025 day of , 2025.


Authorised Signatory
[Deponent]




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

06 AUG 2025



INDIA NON JUDICIAL



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Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP23060045504866X
 Certificate Issued Date : 05-Jul-2025 11:47 AM
 Account Reference : NEWIMPACC (SV)/ up14008104/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400810443748632215309X
 Purchased by : MAYFAIRSKY ESTATES PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : MAYFAIRSKY ESTATES PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : MAYFAIRSKY ESTATES PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



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This stamp paper is an integral part of the
 Affidavit.

For MAYFAIRSKY ESTATES PVT. LTD.


 Authorised Signatory
 

Statutory Alert:

- The legitimacy of the Stamp certificate should be verified at www.stampstamp.com or using a Stamp Mobile App or Stamp Issuing Authority Agency or the details on this certificate and as available on the website / Mobile App renders it invalid.
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AFFIDAVIT

Affidavit of Mr. Sanjay Goyal, authorized signatory of Mayfairsky Estates Private Limited, the Promoter of the Proposed Project - M3M J&C.

I Sanjay Goyal, Authorized Signatory of the promoter **Mayfairsky Estates Private Limited**, do hereby solemnly declare, undertake, and state as under:

1. That the project **M3M J&C**, is proposed to be delivered on land area 23,570.92 Sq. Mtr. situated at H-06, Sector 97, Noida.
2. That I affirm and declare that there is no other project registered with U.P. RERA on the same plot and khasra number on which the Company/Promoter is developing this project.
3. That the Company/Promoter has neither accepted any booking in the proposed project, **M3M J&C**, nor has received any advance towards any unit of the project till today. Further, the Company has not advertised/invited booking in the project **M3M J&C**, proposed to be developed by the Promoter.

For **MAYFAIRSKY ESTATES PVT. LTD.**


Deponent
Authorised Signatory

Verification

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

Verify by me at Noida on thisday ofFor **MAYFAIRSKY ESTATES PVT. LTD.**


Deponent
Authorised Signatory



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

06 AUG 2025