



INDIA NON JUDICIAL



IN-UP18714405920294X

Government of Uttar Pradesh

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

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Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

- : IN-UP18714405920294X
- : 25-Dec-2025 01:59 PM
- : NEWIMPACC (SV)/ up14059504/ DADRI/ UP-GBN
- : SUBIN-UPUP1405950433905711102485X
- : A L SOFTWARE PVT LTD
- : Article 4 Affidavit
- : Not Applicable
- :
- : A L SOFTWARE PVT LTD
- : Not Applicable
- : A L SOFTWARE PVT LTD
- : 100
- : (One Hundred only)



Please write or type below this line



For A.L. SOFTWARE PVT. LTD.

Signature
Auth. Sign/Director

26 DEC 2025

Statutory Alert

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

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 Mr. Sumit Agarwal Authorized Signatory of the M/s A. L. Softweb Pvt. Ltd. duly authorized by the promoter of the proposed project Grandthum Phase-III, vide its/his/their authorization dated 27th October 2023.

I, Sumit Agarwal Authorized Signatory of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. A. L. Softweb Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances. And no loan has been taken on the subject land.
3. That the time period within which the project shall be completed by me/promoted is 02.01.2026 to 04.12.2029 for 47 Months.
4. That seventy percent 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 I / 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



26 DEC 2025

For A.L. SOFTWARE PVT. LTD.

Auth. Sign/Director

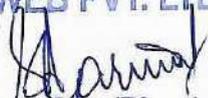
been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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 A.L. SOFTWARE PVT. LTD.


Auth. Sign/Director
Deponent

Verification

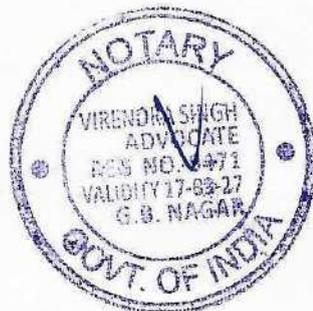
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of 26.12.2025

For A.L. SOFTWARE PVT. LTD.


Auth. Sign/Director
Deponent

I declare that the pan card, Aadhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



ATTESTED


VIRENDRA SINGH
ADVOCATE (NOTARY)
DISTT GAUTAM BUDH NAGAR

26 DEC 2025



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[Signature]
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Affidavit cum declaration for New Project

"Grandthum Phase-III" Confirmation

Affidavit cum declaration of Mr. Sumit Agarwal Authorized Signatory duly authorized by M/s A. L. SOFTWEB PRIVATE LIMITED Promoter of the project- "GRANDTHUM PHASE-III",

That in terms of section 3(1) of Real Estate (Regulation and Development) Act, 2016.

That the project is situated at Plot No. 7, Techzone 4, Greater Noida West Gautam Buddha Nagar Uttar Pradesh Pin Code- 201308 on which the project is proposed was allotted by the authority Sanction Letter Dated 19th December 2024

That implementation of "GRANDTHUM PHASE-III" is too made now and therefore registration of the new project is submitted before the RERA authority. That we have not advertised, marketing, booked, sold or offered for sale, or invited person to purchase in any manner for the said project under reference.

That in terms of section 3(1) of Real Estate (Regulation and Development) Act, 2016. The said under reference is not ongoing project.

For A.L. SOFTWEB PVT. LTD.

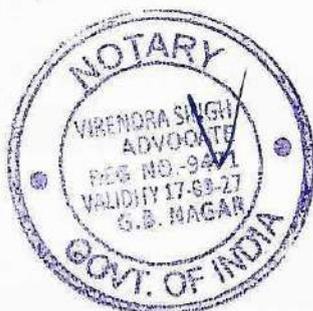
Sumit Agarwal
Auth. Sign/Director

Deponent

Verification

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

Verified by me at on this day of 26.12.2025 For A.L. SOFTWEB PVT. LTD.



26 DEC 2025

Deponent

Sumit Agarwal
Auth. Sign/Director

ATTESTED

Virendra Singh
VIRENDRA SINGH
ADVOCATE (NOTARY)
DISTT GAUTAM BUDH NAGAR



CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY M/s A. L. SOFTWARE PRIVATE LIMITED (CIN: U70100DL2008PTC75409) HELD ON MONDAY 22ND DECEMBER 2025 AT 11 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 2ND FLOOR, PLOT NO 3 & 4, SAVITRI BHAWAN, A-BLOCK MARKET, PREET VIHAR, DELHI - 110092

Directors Present

1. Mr. AMISH BHUTANI (Director) DIN: 07800238
2. Mr. SANCHIT BHUTANI (Director) DIN: 06779450

Item No (1) Appointment of Chairman:

RESOLVED that pursuant to articles of Association of the Company, Mr. SANCHIT BHUTANI be and is hereby appointed to hold the office of the Chairman of this meeting and every subsequent Board meeting of the meeting until otherwise decided.

Quorum: The Chairman confirmed the quorum in the meeting and meeting of the board proceeded with the business already placed before the members

Business transacted in the meeting:

Following Resolution has been passed in the said meeting:

RESOLVED THAT the Board delegates its powers to Mr. Sumit Agarwal (S/o Mr. V. B. Agrawal, having residence at 258, Mandakini Enclave, Alaknanda, GK-II, New Delhi-110019) to negotiate, finalize and execute the documents for UP RERA registration of project "Grandthum Phase-III" on behalf of the company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said.

RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned to the Company.

For A. L. SOFTWARE PVT. LTD.

For A.L. SOFTWARE PVT. LTD.

SANCHIT BHUTANI
Chairman and Director
DIN: 06779450

Auth. Sign/Director

Date: 22nd December 2025
Place: New Delhi

ONLY TO BE USED BY ACCOUNT AND FINANCE DEPARTMENT