

I, Anand Kumar Srivastava, Director of the Promoter, whose registered office is situated at S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007, which is developing a proposed Group Housing project on land admeasuring 20235 sq. mt. namely “**Eldeco Echoes of Eden**” situated at Plot No. GH-01B/1, Sector-22D, Yamuna Expressway Industrial Development Authority, Uttar Pradesh (“Project”) hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the Project land on which the development of the proposed project.
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 **11th January, 2031**
4. That seventy percent of the amounts realised by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only 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 That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have/has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottee at time of allotment of any apartment, plot or building; as such case may be, on any grounds.



Deponent

Verification

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

Verified by me at New Delhi on this 13th day of January, 2026.



Deponent



ATTESTED

Notary Public
(INDIA)

13 JAN 2026

AFFIDAVIT

(Declaration regarding Non-Appointment of Real Estate Agent)

Before the Uttar Pradesh Real Estate Regulatory Authority

I, **Anand Kumar Srivastava**, Director, Eldeco Sohna Projects Limited, having its registered office at S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector 12, Faridabad, Haryana-121007 (hereinafter referred to as “**Promoter**”), which is developing a proposed Group Housing Project namely “**Eldeco Echoes of Eden**” situated at Plot No. GH-01B/1, Sector-22D, Yamuna Expressway Industrial Development Authority, Uttar Pradesh (hereinafter referred to as the “**Project**”), do hereby solemnly affirm and declare as under:

1. **That I am the Director and authorized representative of the Promoter Company and am duly authorized to swear this Affidavit on its behalf.**
2. **That at present, the Promoter Company has not appointed any registered real estate agent for marketing, booking, or sale of Units in the Project.**
3. **That in the event any real estate agent is appointed in future for the sale or marketing of Units in the Project, the details of such registered agent shall be duly intimated and submitted before the Hon’ble Authority in accordance with the provisions of the Act and applicable Rules.**
4. **That this affidavit is being submitted before the Hon’ble Authority for compliance and record purposes.**


For Eldeco Sohna Projects Limited
Deponent

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of this Affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

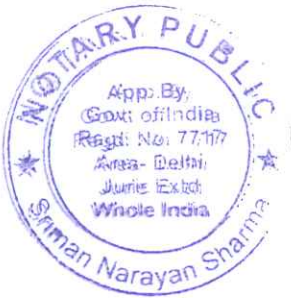
Verified at _____ on this 11 FEB 2026 day of _____, 2026.

For Eldeco Sohna Projects Limited


Authorized Signatory/Director
Deponent

(Signature)

Anand Kumar Srivastava
Director



ATTESTED

Notary Public
(INDIA)

11 FEB 2026