

INDIA NON JUDICIAL



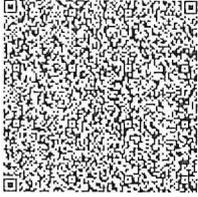
Government of Uttar Pradesh

IN-UP42670052766490Y

e-Stamp

Certificate No. : IN-UP42670052766490Y
Certificate Issued Date : 09-Jan-2026 01:05 PM
Account Reference : NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1401060481668341871351Y
Purchased by : ARIHANT URBAN SPACE PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ARIHANT URBAN SPACE PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : ARIHANT URBAN SPACE PVT LTD
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

ANUJ KUMAR GARG
LICENCE No. 32
TEHSIL GHAZIABAD



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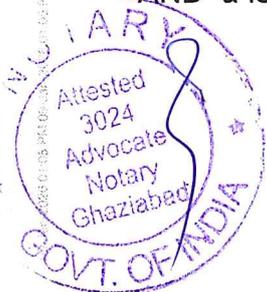
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kaushal Kumar Jain S/o Late Shri K. C. Jain duly authorized by Arihant Urban Space Pvt. Ltd., promoter of the proposed project, vide their Board resolution dated 06-01-2026.

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

1. That promoter has a legal title to the land on which the development of the proposed project is proposed

AND a legally valid authentication of title of such land is enclosed herewith.



For ARIHANT URBAN SPACE PVT. LTD.

Director

Statutory Alert:

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

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 5th January, 2031

4. That seventy percent of the amounts realised by 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 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 utilized 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For ARIHANT URBAN SPACE PVT. LTD.


Director

10. That 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 ARIHANT URBAN SPACE PVT. LTD.


Director
Deponent

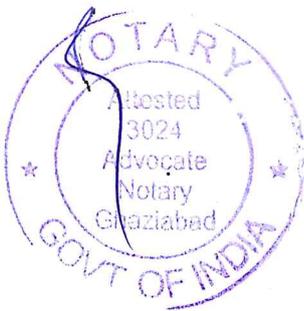
Verification

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 Uttar Pradesh on 9th day of January, 2026

For ARIHANT URBAN SPACE PVT. LTD.


Director
Deponent



ATTESTED

FULL NOTARY
GOVT. OF INDIA
GHAZIABAD U.P.

ARIHANT URBAN SPACE PVT. LTD.

602, 6th Floor, Plot No. 17, Sachdeva Tower, Community Center, Karkardooma, Delhi - 11 0092
Ph. No. 011-45681580, E-mail - info.auspl@arihantgroup.co.in
CIN No. U43900DL2025PTC447327

Extract of the minutes of the meeting of the Board of Directors of M/s Arihant Urban Space Private Limited held on January 6, 2026 at 602, 6th Floor, Sachdeva Tower, Community Center, Karkardooma, Delhi - 110092, the registered office of the company.

Resolved that the consent of the Board is hereby given to apply for registration in UP RERA for company Group Housing Project "ARIHANT SEASONS" located at GH-11, Sector 22D, Yamuna Expressway Industrial Development Authority Area, Gautam Budh Nagar, U.P.

Resolved further that Mr. Kaushal Kumar Jain, directors of the company be and is hereby authorised to apply, sign and submit the required documents to give effect to above resolution.

Certified to be true copy

For Arihant Urban Space Pvt. Ltd.

For ARIHANT URBAN SPACE PVT. LTD.



Director

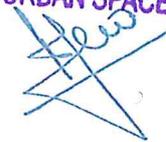
(Kaushal Kumar Jain)

Director

DIN : 00428639

For Arihant Urban Space Pvt. Ltd.

For ARIHANT URBAN SPACE PVT. LTD.



Director

(Rajiv Jain)

Director

DIN : 00428803