



सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

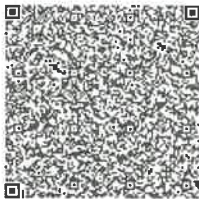
₹100

e-Stamp

**Certificate No.** : IN-DL99630138305448X  
**Certificate Issued Date** : 12-Jun-2025 11:44 AM  
**Account Reference** : IMPACC (IV)/ dl921303/ DELHI/ DL-STD  
**Unique Doc. Reference** : SUBIN-DL92130336348717030184X  
**Purchased by** : GREATVALUE PROJECTS INDIA LIMITED  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : GREATVALUE PROJECTS INDIA LIMITED  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : GREATVALUE PROJECTS INDIA LIMITED  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)



23 JUL 2025



₹100

Please write or type below this line

#### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Girish Aswani, authorized representative of Great Value Projects India Limited, promoter of the proposed project, having its registered office at DSC – 319, DLF South Court, Saket, New Delhi – 110017 and site office at GH-02, Sector-107, Noida, U.P. – 201301, duly authorized by the promoter of the proposed project, vide their authorization dated 11<sup>th</sup> June 2025.



For GREATVALUE PROJECTS INDIA LIMITED

Authorised Signatory

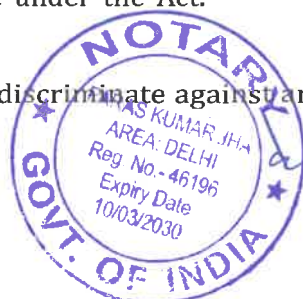
#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoestamp.com' or using e-Stamp Mobile App of 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.

GREATVALUE PROJECTS INDIA LIMITED GREATVALUE PROJECTS INDIA LIMITED GREATVALUE PROJECTS INDIA LIMITED GREATVALUE PROJECTS INDIA LIMITED GREATVALUE PROJECTS INDIA LIMITED

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

1. That I / authorized representative of the promoter has a legal title to the land on which the development of the project is proposed, 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.
3. That the time period within which the project shall be completed by me/promoter is 60 Months.
4. That seventy per cent of the amounts realized by me for the real estate project from the allottees 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 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 I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any



For GREATVALUE PROJECTS INDIA LIMITED

Authorised Signatory

apartment, plot or building, as the case may be, on any grounds.



For GREATVALUE PROJECTS INDIA LIMITED

Deponent

Authorised Signatory

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 Noida on this day of 23<sup>rd</sup> July 2025.

For GREATVALUE PROJECTS INDIA LIMITED

Deponent

Authorised Signatory

**ATTESTED**  
Paras Kr. Jha  
**NOTARY PUBLIC**  
**GOVT. OF INDIA**

23 JUL 2025

PARAS KUMAR JHA  
Advocate  
Enrolment No. D/118/1996  
Chamber No.-120, District Court Saket  
New Delhi-17. Mob: 9821416675