



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

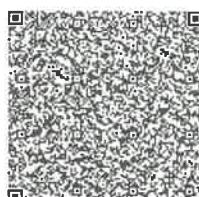
₹100 ₹100 ₹100 ₹100

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

- IN-DL99630138305448X
- 12-Jun-2025 11:44 AM
- IMPACC (IV) / dl921303/ DELHI/ DL-STD
- SUBIN-DLDL92130336348717030184X
- GREATVALUE PROJECTS INDIA LIMITED
- Article 4 Affidavit
- Not Applicable
- 0
(Zero)
- GREATVALUE PROJECTS INDIA LIMITED
- Not Applicable
- GREATVALUE PROJECTS INDIA LIMITED
- 100
(One Hundred only)

100



23 JUL 2025

A circular blue ink stamp. The word 'NOTARY' is written in large, bold, capital letters at the top. Below it, 'PARAS KUMAR JHA' is written in a smaller font. Further down, 'GOVT. OF INDIA' is written in large, bold, capital letters at the bottom. In the center, 'AREA: DELHI', 'Reg. No.- 46196', and 'Expiry Date 10/03/2030' are printed. There are two five-pointed stars, one on each side of the central text. The number '15' is written in the top right corner of the stamp.

Please write or type below this line

ISBN 99630138305448X

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 11th June 2025.

For GREATVALUE PROJECTS INDIA LIMITED

- Isela

Authorised Signatory

Statutory Alert:

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.whitestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and not 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.

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:

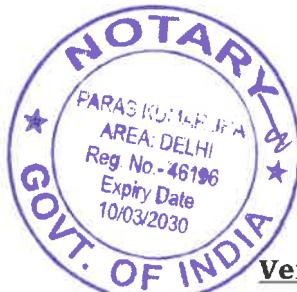
1. That I / authorized representative of the promoter has a legal title to the land on which the development of the project is proposed, AND, a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real 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

[Signature]
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 23rd July 2025.

For GREATVALUE PROJECTS INDIA LIMITED

[Signature]
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