



सत्यमेव जयते

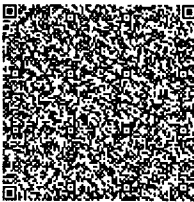
## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

₹100

#### e-Stamp

Certificate No. : IN-DL95262597335848U  
Certificate Issued Date : 24-Feb-2022 12:35 PM  
Account Reference : IMPACC (IV)/ dl775803/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL77580379581833257350U  
Purchased by : EXPRESS PROJECTS PRIVATE LIMITED  
Description of Document : Article 5 General Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : EXPRESS PROJECTS PRIVATE LIMITED  
Second Party : Not Applicable  
Stamp Duty Paid By : EXPRESS PROJECTS PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

This Stamp Paper is an integral part of Form-B (Affidavit Cum Declaration) for Up RERA Registration of Express Astra (Phase-II) Project situated at Plot No. GH-06A, Sector 1, Greater Noida, Uttar Pradesh, PIN 201 306.

For EXPRESS PROJECTS PVT. LTD.

Director

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED

**FORM 'B'**  
**[See rule 3(4)]**

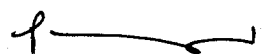
**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Pankaj Goel, duly authorised by Express Projects Pvt. Ltd. (CIN NO. U45102DL2000PTC104550) having its Registered Office at 810, Surya Kiran Building, 19, Kasturba Gandhi Marg, Connaught Place, New Delhi 110 001, duly authorised by Board Resolution dated 02.03.2022, the promoter of the proposed project Express Astra (Phase-II) situated at Plot GH-06A, Sector 01, Greater Noida, Uttar Pradesh PIN 201306.

I, Pankaj Goel, duly authorised by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the Promoters of the project has availed Term Loan/Credit Facility for completion of the project from HDFC Ltd. against creation of mortgage of the project land and the constructed apartment /Units thereupon. However, the Promoter will obtain "No Objection Certificate" (i.e. NOC) from the Lender's for sale of the individual Apartment/Unit to the prospective buyers subject to the terms of the lender's sanction letter.
3. That the time period within which the project shall be completed by promoter is 12.03.2026.
4. That seventy per cent of the amounts to be released by Promoter from the allottees of the said real estate project, from time to time, shall be deposited in a separate account 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.

For EXPRESS PROJECTS PVT. LTD.



Director

6. That the amount from the separate account, shall be withdrawn after obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying 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 withdrawals has been made in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals, if any, 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.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment/unit, as the case may be, on any grounds.

For EXPRESS PROJECTS PVT. LTD.



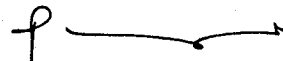
Director  
Deponent

**Verification**

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

For EXPRESS PROJECTS PVT. LTD.

Verified by me at New Delhi on this \_\_\_\_ day of \_\_\_\_ 2022.



Director

Deponent