

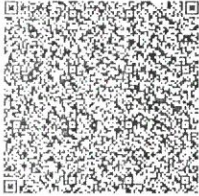


INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP59291909166377V
Certificate Issued Date : 14-Jul-2023 11:10 AM
Account Reference : NEWIMPACC (SV)/ up14347104/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference : SUBIN-UPUP1434710413682295910981V
Purchased by : SUNCITY HITECH PROJECTS PVT LTD
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : SUNCITY HITECH PROJECTS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : SUNCITY HITECH PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line



Statutory Alert:

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

FORM 'B'
[See rule3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashutosh Singh, Authorized Signatory of M/s Suncity Hi-Tech Projects Private Limited, Promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22.04.2022.

I, Ashutosh Singh duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state for and on behalf of Promoter as under:

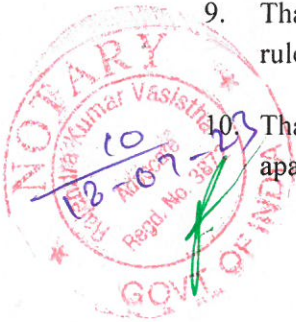
1. That M/s Suncity Hi-Tech Projects Private Limited have / has a legal title to the land on which the development of the project is to be carried out
2. That land is lien free and no encumbrance has been created on the said land. The Promoter shall develop the project in an area of 13.027 acres in Sector 2, Village Jait, Tehsil and District Mathura. The details of the unit to be developed on the abovementioned land are as follows:-



Sector	Units	Area (Sq. Mtr.)
Sector-2		
Total		

3. That the time period within which the project shall be completed by promoter is within 60 Months.
4. That seventy per cent of the amounts realized by me/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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



[Signature]
Deponent

Verification

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

Verified by me at on this day of

[Signature]
Deponent

The Contents of the affidavit/documents
read over and explained to Shri. *श्री. राजेश्वर सिंह*
who is identified by Shri. *अरुण*
as oath attested to day on *18-07-21*
Sr. No. *10*
has been registered at my Office and
Charged fees Rs. *31*

Rajendra Kumar Vasistha
Advocate
Notary Public, Mathura

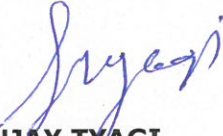
श्री/श्रीमती *श्री. राजेश्वर सिंह*
द्वारा मेरे समक्ष प्रस्तुत किये गये कसबा/प्लॉट/साइटों
के आधार पर प्रमाणित किया गया।

SUNCITY HI-TECH PROJECTS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SUNCITY HI-TECH PROJECTS PRIVATE LIMITED HELD ON THE 22nd DAY OF DECEMBER, 2022 AT SUNCITY BUSINESS TOWER, SECOND FLOOR, SECTOR-54, GOLF COURSE ROAD, GURGAON-122002

"RESOLVED THAT Mr. Ashutosh Singh S/o Mr. R P Singh, Authorized Signatory of the Company be and is hereby authorized to sign, execute and submit Affidavit and all other necessary documents, papers in the office of RERA authority/competent authority, Lucknow, Uttar Pradesh and to do all such other acts, deeds and things as may be necessary or incidental thereto, on behalf of the Company in respect of the aforesaid matter."

**CERTIFIED TRUE COPY
For SUNCITY HI-TECH PROJECTS PRIVATE LIMITED**



**SANJAY TYAGI
DIRECTOR
DIN: 08235937**