

3. That the time period within which the project shall be completed by the promoter is on or before 31/03/2028.

4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.

I declare that the PAN card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

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 Noida, U.P. on 6th day of feb, 2026.



ATTESTED
For CTA Soitech Pvt. Ltd.
Deponent
Authorised Signatory
DEEPAK K. SHARMA
NOTARY NOIDA
G.B. NAGAR (U.P.) INDIA 6 FEB 2026

CTA Softech Private Limited

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF CTA SOFTECH PRIVATE LIMITED ("The Company") IN THEIR MEETING HELD ON TUESDAY THE 09TH DAY OF DECEMBER, 2025 AT 10:00 A.M. AT THE CORPORATE OFFICE OF THE COMPANY AT C-56/9, SECTOR-62, NOIDA, UP – 201301.

AUTHORIZATION TO MR. ASHISH SHARMA

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Ashish Sharma, S/o Vinod Kumar Sharma, Authorized Signatory of the Company to sign and execute application, deeds/agreements, Third Party Agreement (TPT), to issue Allotment Letter, Permission to Mortgage (PTM), submitting documents relating to RERA, applying for Approved Project Financial (APF) to bank and any other documents relating to allotment of units in the project situated at Plot No 2, Sector 142, Noida-201305

"RESOLVED FURTHER THAT Mr. Ashish Sharma, Authorized Signatory, of the Company be and is hereby authorized to take further action in this regard and sign all the documents required for the said purpose."

RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is concerned to the Company.

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

FOR CTA SOFTECH PRIVATE LIMITED



AKSHAY MOHAN SETHI
DIRECTOR
DIN: 02347886
Address: A-44, Sector-17,
Noida – 201301

Corp. Off.: C-56/9 Sector-62 Noida, Gautam Buddha Nagar U.P.-201309, Tele.: 0120-4550250

Regd Office : B-29, Sheikh Sarai, Phase-1, New Delhi-110017 Tele.: 011-41831920

E-mail : _ctasoftechpvtltd@gmail.com

CIN : U72200DL2005PTC143288