



INDIA NON JUDICIAL

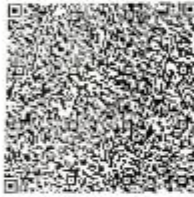


IN-UP16166203246512Y

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP16166203246512Y
Certificate Issued Date	: 18-Feb-2026 02:37 PM
Account Reference	: NEWIMPACC (SV)/ up14399004/ SARDHANA/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUP1439900428056858822824Y
Purchased by	: MAIN STREET CONSTRUCTIONS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MAIN STREET CONSTRUCTIONS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: MAIN STREET CONSTRUCTIONS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



(Signature)
For Main Street Constructions Pvt. Ltd.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sudhir Kumar Jain duly authorized by the Promoter M/s Main Street Constructions Private Limited, of the Proposed Project vide their Board Resolution dated 29.08.2025

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.stampsonline.com or using e-Stamp Mobile App of Stock Holding Company of India.
2. The onus of checking the legitimacy is on the users of this certificate.
3. In case of any discrepancy please inform the Competent Authority.

MAIN STREET CONSTRUCTIONS PRIVATE LIMITED MAIN STREET CONSTRUCTIONS PRIVATE LIMITED MAIN STREET CONSTRUCTIONS PRIVATE LIMITED MAIN STREET CONSTRUCTIONS PRIVATE LIMITED

I, Mr. Sudhir Kumar Jain Director of M/s Main Street Constructions Private Limited hereby solemnly undertake on Behalf of M/s Main Street Constructions Private Limited as follows:

1. That as on date no booking, sale or advertisement has taken place in the project "Cadenza Residences" developed under the name of M/s Main Street Constructions Private Limited.
2. That no other project is registered under RERA on the Khasra No. 108A. 108B. 111. 112 Village Noor Nagar Bijli Bamba By-Pass Road Meerut. which is mentioned for the concerned project i.e., "Cadenza Residences"

For Main Street Constructions Pvt. Ltd.


DEPONENT



Verification

That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me there from. Verified by me on this 21 of 02 / 2026.


DEPONENT

For Main Street Constructions Pvt. Ltd.

ATTESTED

21/02/2026
NOTARY

Director



INDIA NON JUDICIAL

Government of Uttar Pradesh



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Certificate No. : IN-UP16374584370880Y
 Certificate Issued Date : 18-Feb-2026 03:16 PM
 Account Reference : NEWIMPACC (SV)/ up14399004/ SARDHANA/UP/MBR
 Unique Doc. Reference : SUBIN-UPUP1439900428456567182591Y
 Purchased by : MAIN STREET CONSTRUCTIONS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : MAIN STREET CONSTRUCTIONS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : MAIN STREET CONSTRUCTIONS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudhir Kumar Jain duly authorized by the Promoter M/s Main Street Constructions Private Limited, of the Proposed Project vide their Board Resolution dated 29.08.2025

I Mr. Sudhir Kumar Jain authorized by the Promoter of the Proposed Project do hereby solemnly declare, undertake and state as under:

That promoter has a legal title to the land on which the development of the project is proposed.

That the said land is free from all encumbrances.

For Main Street Constructions Pvt. Ltd.

(Signature)

Director

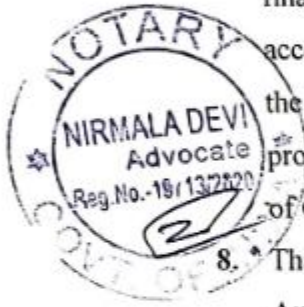


Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

MAIN STREET CONSTRUCTIONS PRIVATE LIMITED MAIN STREET CONSTRUCTIONS PRIVATE LIMITED MAIN STREET CONSTRUCTIONS PRIVATE LIMITED MAIN STREET CONSTRUCTIONS PRIVATE LIMITED

3. That the time period within which the project shall be completed by promoter is 05.12.2030.
4. That seventy per cent of the amounts realised 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 the 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 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.



For Main Street Constructions Pvt. Ltd.


Deponent

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 Meerut on this 21 day of 02/2026

For Main Street Constructions Pvt. Ltd.

Deponent

Director

ATTESTED

21/02/2026
NOTARY