



INDIA NON JUDICIAL



IN-UP54212194239864W

Government of Uttar Pradesh

e-Stamp

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-UP54212194239864W
: 17-May-2024 03:16 PM
: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
: SUBIN-UPUP1400330404792750150228W
: CRC HOMES PRIVATE LIMITED
: Article 4 Affidavit
: Not Applicable
: :
: CRC HOMES PRIVATE LIMITED
: Not Applicable
: CRC HOMES PRIVATE LIMITED
: 100
(One Hundred only)

Signature
ACC Name - Vikas Chauhan ACC Code - UP14003304
ACC Add - Noida - Mobile - 9540079101
License No. - 170/2018, Tekstil & Distric - G.B. Nagar

₹100

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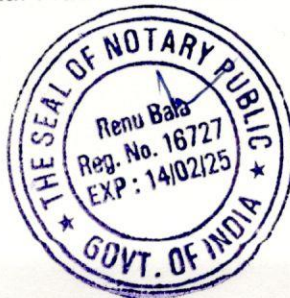
₹100



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This Stamp paper is attached to and is an integral part of Affidavit of **CRC Maesta** project developed by CRC Homes Pvt Ltd. situated at plot no. GH-11B, Sec-1, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh-201306



CRC Homes Private Limited

Cropal Cropal
Authorised Signatory

Affidavit

I, Gopal Goyal S/o Sri Vinod Kumar Goyal aged about 26 Years, Authorised Signatory, CRC Homes Pvt. Ltd., having its Registered Office at 111, Vardhman Mayur Market, C.S.C. Mayur Vihar Phase-III, East Delhi, Kondli Gharholi, Delhi, India, 110096, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am Authorised Signatory in the Company, CRC Homes Pvt. Ltd., having its Registered Office at 111, Vardhman Mayur Market, C.S.C. Mayur Vihar Phase-III, East Delhi, Kondli Gharholi, Delhi, India, 110096
3. That the Comely Buildtech India Pvt Ltd and CRC Homes Pvt. Ltd. has executed and entered into a Joint Development Agreement (JDA) dated-28/07/2023. The above said Joint Development Agreement (JDA) has been registered in the office of Sub-Registrar, Sadar, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh, vide document No.29548, Book No.1, Volume No.24226, Page No. 125 to 234, Dated-28/07/2023.
4. That the CRC Homes Pvt Ltd. is now developing a Project, CRC Maesta at Plot No.GH-11B, Sector-1, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201306, having a Land area admeasuring 14,769 Sq. Mtrs.
5. The Application for the Registration of the said Project is being submitted along with this Affidavit.
6. That no sale has been made in the above said Project, neither any amount has been received against the allotment of any Apartment(s) / Shop(s), in the said Project.
7. That the Company hereby declares that it shall allot the property and receive the payments from the Applicants / Allottees of the Project only after the grant of registration of the said Project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.

Gopal Goyal
Deponent
Authorised Signatory

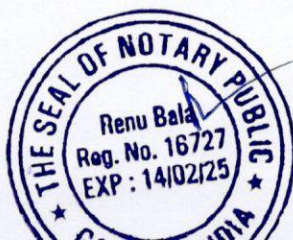
Verification-

Verified at Gautam Buddha Nagar on this 17th day of May 2024. That the contents of this affidavit at S.No. 1 to 7 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

So, help me God.

CRC Homes Private Limited

Gopal Goyal
Authorised Signatory
Deponent



Page 1 of 1
ATTESTED
RENU BALA
Regd No. 16727
Notary Public

CRC HOMES PRIVATE LIMITED

CIN: U45202DL2020PTC368211

Regd. Off.: 111, Vardhman Mayur Market, C.S.C. Mayur Vihar Phase-III, East Delhi, Kondli Gharholi, Delhi-110096

Email – cs@crcgroup.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF CRC HOMES PRIVATE LIMITED ("COMPANY"), AT THEIR MEETING HELD ON WEDNESDAY, 01ST DAY OF MAY, 2024, AT THE CORPORATE OFFICE OF THE COMPANY AT GROUND FLOOR, TOWER-A, BHUTANI TECHNO PARK, SECTOR-127, NOIDA-201301 AT 10:30 A.M. IST

TO APPLY FOR REGISTRATION OF THE PROJECT 'CRC MAESTA' WITH UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY:

The Chairman informed the Board that, the Company is developing and constructing a residential project namely 'CRC Maesta' situated at Plot No GH-11B, Sector- 1, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh.

The Chairman further informed the Board that, the land admeasuring 14,769 Sq. Mtrs. at Plot No GH-11B, Sector-1, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh had been registered in the office of Sub-registrar, Sadar -1, Noida, Gautam Buddha Nagar, Uttar Pradesh, vide sub-lease deed dated 01.07.2014 through document no. 20687, Book No. 1, Volume No. 16260, Page No. 261 to 288, Dated 01.07.2014, by Greater Noida Industrial Development Authority (GNIDA) as "Lessor", Gayatri Hospitality And Realcon Limited as "Lessee", in favour of Comely Buildtech India Pvt Ltd. As "Sub-Lessee".

The Chairman further informed the Board that, the said project is being developed in a single phase and is being developed on land area admeasuring 14,769 Sq. Mtrs. as 'CRC Maesta'.

The Chairman further informed the Board that, now the Company wished to apply for registration of the said project 'CRC Maesta', with Uttar Pradesh Real Estate Authority ('UP RERA') and needs to authorize Directors/Officials of the Company to prepare, submit and execute application(s), undertaking(s), agreement(s), deed(s), document(s) with the said, UP RERA authority.

The Board discussed the matter, and it was resolved as under:

"RESOLVED THAT the consent of Board be and is hereby accorded to file an application for Registration of project 'CRC Maesta' to be executed on the land admeasuring 14,769 Sq. Mtrs. with Uttar Pradesh Real Estate Regulatory Authority, Lucknow ('UP RERA'), in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016.

RESOLVED FURTHER THAT Mr. Gopal Goyal (PAN: BXGPC1387N), acting as authorised signatory of the Company, be and is hereby authorized to apply, sign, submit, correct, amend, any and all, application, document, form, affidavit, agreement, undertaking, FORM- B (Affidavit cum Declaration), and all other requisite documents, with respect to registration of the above said project namely 'CRC Maesta'."

Certified As True
For CRC Home Private Limited

CRC Homes Private Limited



Director

Ankit Garg
Director

DIN: 08741345

Place: Ground Floor, Tower-A, Bhutani Techno Park, Sector-127, Noida-201301

Date: 17.05.2024

CRC Homes Private Limited


Authorised Signatory

Signatures of Mr. Gopal Goyal for records of UP RERA