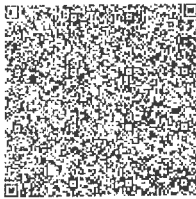


INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP70268625073080V
Certificate Issued Date : 26-Jul-2023 02:13 PM
Account Reference : NEWIMPACC (SV)/ up14017404/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401740435691530331606V
Purchased by : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Description of Document : Article 19 Certificate or other Document
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Second Party : OTHERS
Stamp Duty Paid By : GULSHAN HOMES AND INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

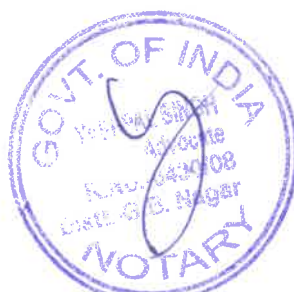


Please write or type below this line

THIS STAMP PAPER FORMS AN INTEGRAL PART OF THIS AFFIDAVIT
CUM DECLARATION BY GULSHAN NAGPAL BEING DIRECTOR OF
M/S. GULSHAN HOMES AND INFRASTRUCTURE PVT.LTD.

For Gulshan Homes And Infrastructure Pvt. Ltd.

Authorised Signatory



Cautelary Alert:

1. The authenticity of this Stamp e-Stamp Code should be verified at www.etramp.com or using e-Stamp Mobile App or Stock Holding and Depository of the parties or the Government and as available on the website / Mobile App renders it invalid.
2. The responsibility of checking the authenticity is on the part of the certificate.
3. In case of any dispute, the parties should refer to the Competent Authority.

Affidavit cum Declaration

Affidavit cum declaration of Mr. Gulshan Nagpal S/o Late Sh. Prem Chand Nagpal, being Director and duly authorized by the Promoter i.e. Gulshan Homes and Infrastructure Pvt. Ltd. of the proposed project namely "THE G" situated at Plot No. C3-D, Sector-129, Jaypee Greens Wish town, Noida, U.P.-201304 vide its Board Resolution dated 19.04.2024.

I, Gulshan Nagpal, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has legal rights to the land on which development of the project is proposed.
2. That the Promoter has mortgaged the Said Land with JM Financial Credit Solutions Ltd. against grant of financial assistance to the Promoter as per below details:

Amount Approved: INR 100 Crores

Date of Approval: 24 November 2022

Date of Disbursement: 28 March 2023

Amount Disbursed: INR 92.08 Crores

Amount Consumed: INR 92.08 Crores

Reasons of Consumption: To procure the project assets

3. That the time period within which the project shall be completed by the Promoter is on or before 14.07.2029.
4. That seventy percent of the amounts realized by the Promoter for the real estate project from all 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.

For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory



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 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 misleading or wrong, the authority may reject the registration.

For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

Verification

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

For Gulshan Homes And Infrastructure Pvt. Ltd.


Authorised Signatory

Verified by me at _____ on _____ day of _____, 2024.



ATTESTED
VASHPAI SINGH
NOTARY (NOIDA)
21 AUG 2024

CERTIFIED TRUE COPY OF RESOLUTION PASSED UNANIMOUSLY AT THE MEETING OF THE BOARD OF DIRECTORS OF GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED HELD ON FRIDAY, 19-04-2024 ("THE COMPANY") AT ITS OFFICE AT ITS CORPORATE OFFICE SITUATED AT GULSHAN ONE29, 7TH FLOOR, PLOT NO. C3-E1, SECTOR-129, NOIDA.

After due deliberation, Board unanimously passed the following Resolution.

"RESOLVED THAT Sh. Gulshan Nagpal, Director of the Company be and is hereby authorised to do following in relation to the Company's Project namely "The G" situated at Plot bearing no. C3-D, Sector-129, Noida, Uttar Pradesh.

(a) To sign, execute all applications, undertakings, declarations, affidavits, letters and all other documents and papers as may be required for registration of afore said Project with UP RERA Authority;

(b) To submit any information, clarification, document and further to make such additions, modifications in documents or papers as the above person deems fit proper;


(c) To do all such other acts, deeds, things as may be considered desirable or expedient in giving effect to above resolution;

"FURTHER RESOLVED THAT copy of this resolution certified by any Director (either manually or digitally) be forwarded to all concerned."

CERTIFIED TRUE COPY

By order of the Board

For Gulshan Homes and Infrastructure Pvt. Ltd.


Deepak Kapoor
Director
DIN: 00462283