

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S EXPERION DEVELOPERS PRIVATE LIMITED IN THE MEETING HELD ON SATURDAY, 26<sup>TH</sup> FEBRUARY, 2022 THROUGH VIDEO CONFERENCING.**

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**"RESOLVED THAT** Mr. Nagaraju Routhu and Mr Suneet Puri, Directors of the Company be and are hereby jointly or severally authorized, on behalf of the Company to sign, execute and submit/present, various application(s), agreement(s), MOU's, affidavit(s), drawings, building plans, document(s), writing(s), letter(s), undertaking(s), declaration(s), certificate(s), deed(s) (including making and accepting any amendment / modification thereto) with various State/Central Government Authorities including but not limited to Development Authority/Town and Country Planning Department, State Pollution Control Board, Forest Department, Fire Department, State Electricity Board, State PWD, Airports Authority of India, Ministry of Environment & Forests, Gol, National Highways Authority of India, Gol, Telecommunication Department, Real Estate Regulatory Authority, Authorities under The Contract Labour (Regulation and Abolition) Act, 1970 and The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and all other Government Authorities and to provide, submit, information, documents, reports and to represent the Company to obtain NOC(s), clearance(s), clarification(s), sanction(s), approval(s), permission(s) from the concerned authority(ies) in connection with the development of Company's Projects (present or future) .

**RESOLVED FURTHER THAT** the Common Seal of the Company may be affixed, if required, on any of such documents as per the provisions contained in the Articles of Association of the Company.

**RESOLVED FURTHER THAT** Mr. Nagaraju Routhu and Mr Suneet Puri, Directors of the Company, jointly or severally authorised on behalf of the Company to sign, execute and submit/present, various application(s), agreement(s), MOU's, affidavit(s), drawings, building plans, document(s), writing(s), letter(s), undertaking(s), declaration(s), certificate(s), deed(s) (including making and accepting any amendment / modification thereto)

**RESOLVED FURTHER THAT** Mr. Nagaraju Routhu and Mr Suneet Puri, Directors be and are hereby severally authorized to do all such acts, deeds and things as may be necessary or incidental to give effect to the above and to delegate all or any one or more of the aforesaid power/s to any other person(s) by way of letter of authority or Power of Attorney(s) and authorize them to exercise the powers so delegated on behalf of the Company.

**RESOLVED FURTHER THAT** the aforesaid powers entrusted to the above executive(s) of the Company, shall be valid, effective and exercisable by them, so long as they are in the employment or in association of the Company/subsidiary/associate Companies unless revoked earlier by the Board.

**RESOLVED FURTHER THAT** all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are in consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above executive and shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

**RESOLVED FURTHER THAT** a certified copy of this resolution be furnished to anyone concerned or interested in the matter under the signatures of any Director."

**CERTIFIED TO BE TRUE**  
**Experion Developers Private Limited**



**Suneet Puri**  
**Director**  
**DIN: 02956068**  
**Add:** House No-E-013,  
DLF Phase – 4, Richmond Park,  
Gurgaon– 122009, Haryana.

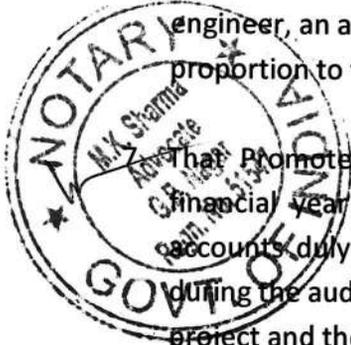


### Affidavit cum Declaration

Affidavit-cum-Declaration of Suneet Puri, S/o Shri Chaman Lal Puri, R/o E-013, Richmond Park, DLF Phase-IV, Gurgaon-122009, the authorized signatory of Experion Developers Private Limited, promoter of the proposed Project **Experion SAATORI**.

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

1. That Promoter has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is on or before 1/12/2030.
4. That, seventy percent of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ascheduled 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.



For Experion Developers Private Limited

Authorised Signatory

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 Experion Developers Private Limited

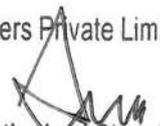
  
Deponent Signatory

**Verification**

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

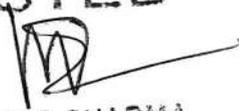
Verified by me at Noida on this day 4<sup>th</sup> day of December, 2025.

For Experion Developers Private Limited

  
Authorised Signatory  
Deponent



ATTESTED

  
MUKESH KUMAR SHARMA  
Advocate Notary  
Gautam Budh Nagar

4 DEC 2025



**AFFIDAVIT**

I, Suneet Puri S/o Shri Chaman Lal Puri R/o E-013, Richmond Park, DLF Phase-IV, Gurgaon-122009, the authorized signatory of Experion Developers Private Limited, promoter of Project **Experion SAATORI**, do hereby solemnly declare, undertake, and state as under:

1. That the project **EXPERION SAATORI** is proposed to be delivered on a land area of 20050 Sq. Mt., situated at GH-01, Sector-151, Noida, G B Nagar, U.P.
2. That I affirm and declare that there is no other project registered with U.P. RERA on the same plot and khasra number on which the Company/Promoter is developing this project.
3. That the Company/Promoter has neither accepted any booking in the proposed project, **EXPERION SAATROI** nor has received any advance towards any unit of the project till today. Further, the Company has not advertised/invited booking in the project **EXPERION SAATORI**, proposed to be developed by the Promoter: **Experion Developers Private Limited**

  
Authorised Signatory  
**Deponent**

**Verification**

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

Verify by me at Noida on this 4<sup>th</sup> day of December, 2025 For Experion Developers Private Limited

  
Authorised Signatory  
**Deponent**



**ATTESTED**

  
**MUKESH KUMAR SHARMA**  
Advocate Notary  
Gautam Budh Nagar