



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP75419821929093W

e-Stamp

Signature

ACC Name: 1.34

ACC Add: Sec 33, Noida

Licence No- 88, Tehsil & District- G.D. Nagar

Certificate No. : IN-UP75419821929093W
Certificate Issued Date : 10-Jun-2024 04:53 PM
Account Reference : NEWIMPACQ (SV)/ up14011904/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401190447248680002882W
Purchased by : CRC HOMES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : CRC HOMES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : CRC HOMES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



₹100

Please write or type below this line

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This Stamp Paper is attached to and is an integral part of Affidavit for Form B of CRC Maesta project developed by CRC Homes Pvt Ltd situated at GH-11B, Sector-1, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh-201306

CRC Homes Private Limited

Gopal Goyal
Authorised Signatory



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

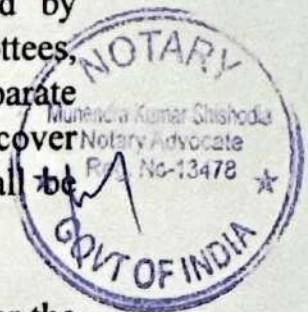
FORM 'B'
[See rule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gopal Goyal, duly authorized by CRC Homes Private Limited having its registered office at 111, Vardhaman Mayur Market, C.S.C. Mayur Vihar Phase-III, East Delhi-110096 (hereinafter referred to as "the Promoter"), for its proposed project namely "CRC MAESTA", vide board resolution passed in its board meeting dated 01.05.2024.

I, Gopal Goyal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Comely Buildtech India Private Limited has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the project land has an incumbrance to CSL Finance Limited and Rajasthan Global Securities Limited for a Secured Loan of INR 60 Crores at the interest rate of 17% per annum.
3. That the time period within which the project shall be completed by promoter is **21.05.2029**.
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



CRC Homes Private Limited
Gopal Goyal
Authorised Signatory

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 utilised 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 or shop, as the case may be, on any grounds.

CRC Homes Private Limited

Gopal Goyal

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.

Verified by me at Gautam Buddh Nagar on this 10th day of June-2024.

CRC Homes Private Limited

Gopal Goyal

Authorised Signatory

Deponent

Page 1 of 2



ATTESTED

Munendra Kumar Shishodia
Notary Advocate
Reg. No-13478

10 JUN 2024