

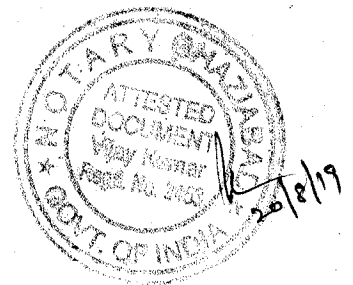


उत्तर प्रदेश UTTAR PRADESH

EY 287847

This Stamp Paper is attached to and is an integral part of Form – B (Affidavit Cum Declaration) for UP RERA Registration of Express One Project situated at Plot NO- 14/Com-2, Vasundhra, Ghaziabad, Uttar Pradesh, PIN – 201012.

[Signature]



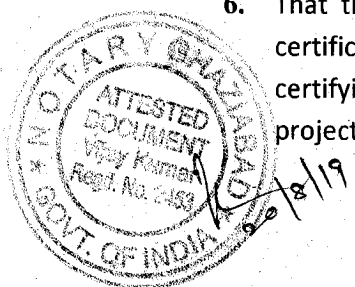
FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pankaj Goel duly authorized by Solid Properties Pvt. Ltd., 810 Surya Kiran Building, 19 Kasturba Gandhi Marg, Connaught Place, New Delhi, PIN – 110001, duly authorized vide Board Resolution Dated – 04.07.2019 the Promoter of the proposed project, Express One situated at Plot No. – 14/Com – 2, Vasundhra, Ghaziabad, Uttar Pradesh, PIN – 201012.

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

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the Promoter of the project has availed Term Loan/credit facility (ies) for completion of the project from ASK Property Investment Advisors Pvt. Ltd. through its Charge holder Catalyst Trusteeship Ltd. against creation of mortgage of the project land and the constructed Apartments / Units thereupon. However, the Promoter will obtain "No objection Certificate" (i.e. NOC) from the Lender's for sale of the individual Apartment / Unit to the prospective buyers subject to the terms of the lender's sanction letter.
3. That the time period within which the project shall be completed by Promoter is 24-6-2025.
4. That seventy per cent of the amounts to be realized by the Promoter from the allottees of the said real estate project, from time to time, shall be deposited in a separate account 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 That the amount from such separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying that the withdrawal is in proportion to the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 if any 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 / Unit, as the case may be, on any grounds.



Deponent

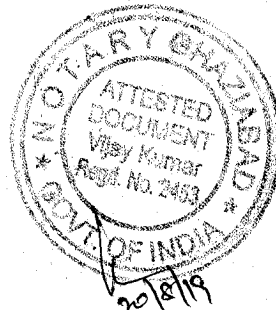
Verification

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 Ghaziabad on this day of _____



Deponent



VIJAY KUMAR
Advocate & Notary Public
Registration No-2453,
Notary, Ghaziabad (U.P.)
GOVT. OF INDIA