



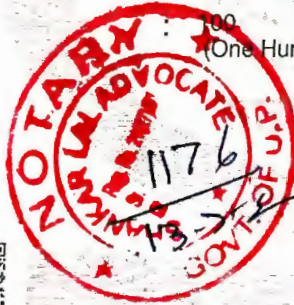
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP38856432956778V
 Certificate Issued Date : 19-Jun-2023 04:13 PM
 Account Reference : NEWIMPACC (SV)/ up14347104/ MATHURA SADAR/ UP-MTH
 Unique Doc. Reference : SUBIN-UPUP1434710472664910570500V
 Purchased by : SUNCITY HITECH PROJECTS PVT LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SUNCITY HITECH PROJECTS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : SUNCITY HITECH PROJECTS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



FORM 'B'
 Please write or type below this line
 [See Rule-3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
 THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashutosh Singh, Authorized Signatory of
M/s Suncity Hi-Tech Projects Pvt. Ltd., Promoter of the proposed project, duly
 authorized by the promoter vide its authorization dated _____

1. Ashutosh Singh, duly authorized by the promoter of the proposed project, do
 hereby solemnly declare, undertake and state for & on behalf of the promoter as
 under:

That M/s Suncity Hi-Tech Projects Pvt. Ltd. has a legal title to the land on
 which the development of the project is to be carried out.

2. There is no lien or encumbrance on the Commercial property admeasuring

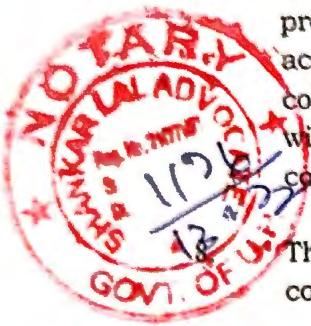
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or by using the 'Shcile Stamp' App or 'Shcile' Holding Any discrepancy in the details on this Certificate and as available on the website of the competent authority shall render it invalid.
2. The onus of checking the legitimacy is on the users of the certificate and any discrepancy please inform the Competent Authority.

ATTESTED
 Sh. Karan Singh, Advocate
 Notary Public, Mathura, UP

5741.34 Sq. Mtr. in Khasra No. 2273, situated at Village Jait, Tehsil and District Mathura.

3. That the time period within which the project shall be completed by promoter is 48 months.
4. That seventy percent of the amounts realized by me/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 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 I / 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 & 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the Rules & Regulations made under the Act.
10. That I / 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.



DEPONENT

Verification:

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

Verified by me at Mathura on this 14 day of July 2023.

Notary Public, Mathura
Shankar Lal Adv.
Notary Public, Mathura

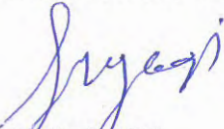
ATTESTED
Shankar Lal Adv.
Notary Public, Mathura

SUNCITY HI-TECH PROJECTS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SUNCITY HI-TECH PROJECTS PRIVATE LIMITED HELD ON THE 22nd DAY OF DECEMBER, 2022 AT SUNCITY BUSINESS TOWER, SECOND FLOOR, SECTOR-54, GOLF COURSE ROAD, GURGAON-122002

"RESOLVED THAT Mr. Ashutosh Singh S/o Mr. R P Singh, Authorized Signatory of the Company be and is hereby authorized to sign, execute and submit Affidavit and all other necessary documents, papers in the office of RERA authority/competent authority, Lucknow, Uttar Pradesh and to do all such other acts, deeds and things as may be necessary or incidental thereto, on behalf of the Company in respect of the aforesaid matter."

**CERTIFIED TRUE COPY
For SUNCITY HI-TECH PROJECTS PRIVATE LIMITED**



**SANJAY TYAGI
DIRECTOR
DIN: 08235937**