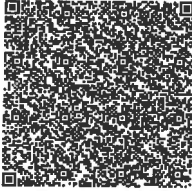


INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP42030773837598V
Certificate Issued Date : 22-Jun-2023 04:43 PM
Account Reference : NEWIMPACC (SV)/ up14007704/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400770478924949828711V
Purchased by : GULSHAN HOMZ PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : GULSHAN HOMZ PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : GULSHAN HOMZ 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 Affidavit by Sh. Deepak Kapoor, duly authorized by the Promoter of the Proposed Project namely "Gulshan Dynasty Moradabad"

For Gulshan Homz Pvt. Ltd.

Authorised Signatory



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Deepak Kapoor S/o Late Sh. Om Prakash Kapoor, being Director and duly authorized by the Promoter of the proposed project namely "Gulshan Dynasty Moradabad" situated at Plot No.G.H.-10, Sector-04, New Moradabad, Uttar Pradesh vide their Board resolution dated 20.06.2023,

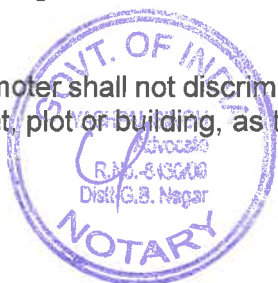
I, Deepak Kapoor, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal rights to the land on which the development of the project is proposed.

AND

a legally valid authentication of title of such land along with an authenticated copy of agreement / MOU between owner of said Land and promoter for development of real estate project is enclosed herewith.

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 31-08-2027.
4. That seventy percent 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 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.
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 Gulshan Homz Pvt. Ltd.

[Signature]
Authorised Signatory

I declare that the pan card, CIN number 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 mislead or wrong, the authority may reject the registration.

For Gulshan Homz Pvt. Ltd.


Authorised Signatory

Deponent

Verification

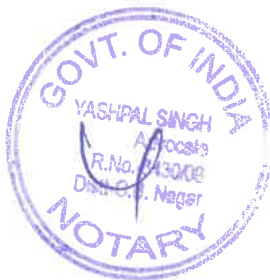
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on _____ day of _____, 2023


For Gulshan Homz Pvt. Ltd.


Authorised Signatory

Deponent



ATTESTED


YASHPAL SINGH
NOTARY (NOIDA)
G. B. NAGAR

20 JUL 2023

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF GULSHAN HOMZ PRIVATE LIMITED HELD ON TUESDAY, 20-06-2023 AT ITS CORPORATE OFFICE SITUATED AT GULSHAN ONE29, 7TH FLOOR, PLOT NO. C3-E1, SECTOR-129, NOIDA – 201304 U.P.

GENERAL AUTHORITY

"RESOLVED THAT Mr. Deepak Kapoor; Director and/or Mr. Prabhleen Singh Saggu, Authorised Signatory be and are hereby Severally authorised for and on behalf of the Company to do following for and on behalf of the Company in relation to Company's all projects (existing and future) before the Real estate regulatory authority in the state of Uttar Pradesh or any other authority or concern under law:

- a) To verify, authenticate, sign (whether manually or digitally) all applications, undertakings, declarations, affidavits, letters and all other necessary documents and papers as may be required for registration of all/any project with UP RERA authority and any other incidental or consequential matters;
- b) To submit any information, clarification. documents and further to make such additions, modifications in documents or papers as the afore said 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."

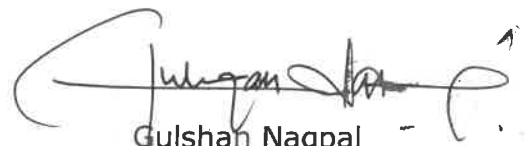
CERTIFIED TRUE COPY

By Order of the Board

For Gulshan Homz Private Limited



Deepak Kapoor
Whole-time Director
DIN: 00462283



Gulshan Nagpal
(Director)
DIN: 00461209