



# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

सत्यमेव जयते

|                           |  |
|---------------------------|--|
| Certificate No.           | : IN-DL35953732386469T                 |
| Certificate Issued Date   | : 12-Oct-2021 01:13 PM                 |
| Account Reference         | : IMPACC (IV)/ dl732103/ DELHI/ DL-DLH |
| Unique Doc. Reference     | : SUBIN-DL73210367402901332815T        |
| Purchased by              | : AJAY ENTERPRISES PVT LTD             |
| Description of Document   | : Article 4 Affidavit                  |
| Property Description      | : Not Applicable                       |
| Consideration Price (Rs.) | : 0<br>(Zero)                          |
| First Party               | : AJAY ENTERPRISES PVT LTD             |
| Second Party              | : Not Applicable                       |
| Stamp Duty Paid By        | : AJAY ENTERPRISES PVT LTD             |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)            |



.....Please write or type below this line.....

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vimal Kumar Karwal S/o Mr. M L Karwal, R/o 611, Sector-16A, Faridabad – 121 002 duly authorised by Ajay Enterprises Private Limited, having Registered Office at 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi – 110 019, the promoter of the proposed project i.e. Eros Sampoonam-2 at

*[Signature]*

*[Signature]*

#### 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.

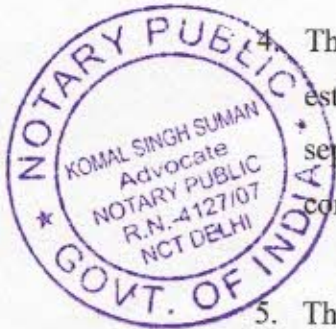
Plot No. GH-01, Sector 2, Greater Noida, District Gautam Buddh Nagar, U.P. vide their Board Resolution dated 13<sup>th</sup> September, 2021.

I, Vimal Kumar Karwal duly authorised 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, by way of long term lease from competent authority, on which the development of the project is proposed.
2. That State Bank of India had sanctioned a term loan aggregating to Rs. 100 Crore (Rupees One Hundred Crores only) for construction of various proposed residential projects being developed by the Promoter. The terms of the sanction also require encumbrances by way of 'Negative Lien' over certain assets of the Company which include the proposed project known as "Eros Sampooranam-2" comprising of 6 towers, namely A-3, B-4, G-7, H-3, Y-12 & Y-15 having 378 residential apartments with approx. aggregate saleable area of 4,83,880 sq. ft. together with proportionate right in-land underneath and common amenities, right to way and appurtenances thereto which is being constructed on the part of lease hold plot no. GH-01, Sector-2, Greater Noida (West), Gautam Budh Nagar, U.P. (The Charge registered with the Registrar of Companies, NCT of Delhi & Haryana vide Charge ID No. 100486791).
3. That the time period within which the project shall be completed by me / promoter is on or before 30<sup>th</sup> September, 2025.

4. That seventy percent of the amounts realised 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.



*Signature*

*Signature*



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 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 / shall furnish 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.



Deponent

#### Verification

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

13 OCT 2021

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

ATTESTED

NOTARY PUBLIC, DELHI

13 OCT 2021

Deponent

Cingh



**AJAY ENTERPRISES PRIVATE LIMITED**  
**BUILDERS, COLONIZERS & EXHIBITORS**

REGD. OFF. : 8TH FLOOR, EROS CORPORATE TOWER, NEHRU PLACE, NEW DELHI-110019  
PHONE : 91 - 11 - 46208282 FAX : 91 - 11-46208200  
e-mail: eros@eros-group.com Website : www.eros-group.com  
CIN : U74899DL1968PTC004914

**Certified True Copy of Resolution passed by the Board of Directors of Ajay Enterprises Private Limited in the meeting held on 13<sup>th</sup> September, 2021 at the Registered Office of the Company, 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi -110019.**

“RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to register the Company’s proposed Residential project namely ‘Eros Sampoonam 2’ at GH-01, Sector-2, Greater Noida, Uttar Pradesh, with the concerned Real Estate Regulatory Authority.

FURTHER RESOLVED THAT Mr. Vimal Kumar Karwal, General Manager-Architecture be and is hereby authorised to sign/execute necessary applications and all such affidavits, undertakings, indemnities, documents, deeds, objections, clarifications etc. as may be required by the concerned authority(ies) and to do all such acts, deeds, things and to represent before the concerned authority(ies) for aforesaid purpose as may be deemed necessary, expedient, usual or proper to give effect to this resolution.”

.....  
Signature of Vimal Kumar Karwal

**- Certified True Copy -**  
**For Ajay Enterprises Private Limited**

Director

**Attested**  
**For Ajay Enterprises Private Limited**

Director



सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL44154503675847T  
 Certificate Issued Date : 30-Oct-2021 01:53 PM  
 Account Reference : IMPACC (IV)/ dl732103/ DELHI/ DL-DLH  
 Unique Doc. Reference : SUBIN-DL73210382887847541116T  
 Purchased by : Ajay Enterprises Pvt Ltd  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : Ajay Enterprises Pvt Ltd  
 Second Party : Not Applicable  
 Stamp Duty Paid By : Ajay Enterprises Pvt Ltd  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



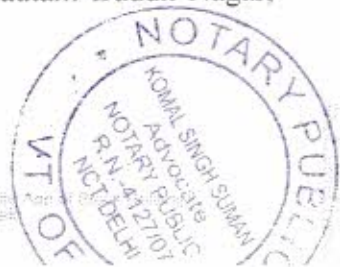
.....Please write or type below this line.....

### AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Mr. Vimal Kumar Karwal S/o Mr. M L Karwal, R/o 611, Sector-16A, Faridabad – 121 002 duly authorised by M/s Ajay Enterprises Private Limited, having Registered Office at 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi - 110 019, the promoter of the proposed project i.e. "Eros Sampooranam-2" situated at Plot No. GH-01, Sector 2, Greater Noida, District Gautam Buddh Nagar, U.P.

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.indiaonline.com](http://www.indiaonline.com) or using a Stamp Mobile App or a Stamp Verifier App.  
 2. The details of this Certificate and its availability on the website / Mobile App should be verified.  
 3. In case of any discrepancy, please inform the Government Authority.





I, Vimal Kumar Karwal, duly authorised by promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1) That till date i.e. 02/11/2021, no booking or sale has taken place in the Project 'Eros Sampoonam-2', developed under the name of M/s Ajay Enterprises Pvt Ltd.
- 2) That no other project is registered under RERA, on the same demarcated land area admeasuring 13,534 sq mtr. being part of Plot No. GH-01, Sector 2, Greater Noida, District Gautam Buddh Nagar, U.P., which is mentioned for the concerned project i.e. 'Eros Sampoonam-2'.

  
Deponent  

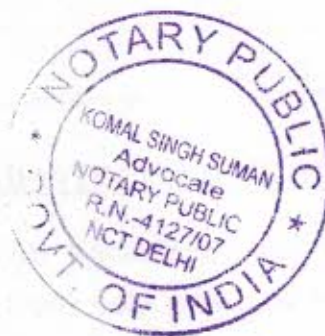

Verification


That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me on this 2<sup>nd</sup> day of November, of year 2021.

Date: New Delhi

Place: 02/11/2021



  
Deponent  


ATTESTED  
  
NOTARY PUBLIC, DELHI

- 2 NOV 2021



**AJAY ENTERPRISES PRIVATE LIMITED**  
**BUILDERS, COLONIZERS & EXHIBITORS**

REGD. OFF.: 8TH FLOOR, EROS CORPORATE TOWER, NEHRU PLACE, NEW DELHI-110019  
PHONE : 91 - 11 - 46208282 FAX : 91 - 11 - 46208200  
email: eros@eros-group.com Website: www.eros-group.com  
CIN : U74899DL1988PTC004914

Certified True Copy of Resolution passed by the Board of Directors of Ajay Enterprises Private Limited in the meeting held on 13<sup>th</sup> September, 2021 at the Registered Office of the Company, 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi -110019.

"RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to register the Company's proposed Residential project namely 'Eros Sampoonam 2' at GH-01, Sector-2, Greater Noida, Uttar Pradesh, with the concerned Real Estate Regulatory Authority.

FURTHER RESOLVED THAT Mr. Vimal Kumar Karwal, General Manager-Architecture be and is hereby authorised to sign/execute necessary applications and all such affidavits, undertakings, indemnities, documents, deeds, objections, clarifications etc. as may be required by the concerned authority(ies) and to do all such acts, deeds, things and to represent before the concerned authority(ies) for aforesaid purpose as may be deemed necessary, expedient, usual or proper to give effect to this resolution."

- Certified True Copy -  
For Ajay Enterprises Private Limited

Director

Signature of Vimal Kumar Karwal

Attested  
For Ajay Enterprises Private Limited

Director