



IN-UP63476253161142X

e-Stamp

Certificate No. : IN-UP63476253161142X

Certificate Issued Date : 24-Jan-2025 11:58 AM

Account Reference : NEWIMPACC (SV)/ up14005904/ GREATER Noida UP-GBN

Unique Doc. Reference : SUBIN-UPUP1400590424060651615275X

Purchased by : GOVINDA HOUSING LIMITED

Description of Document : Article 4 Affidavit

Property Description : AS ANNEXED

Consideration Price (Rs.) :

First Party : GOVINDA HOUSING LIMITED

Second Party : AS ANNEXED

Stamp Duty Paid By : GOVINDA HOUSING LIMITED

Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



Please write or type below this line

This Stamp Paper is attached to and is an integral part of the Affidavit for Form B of Pi City Center Project being Developed by Govinda Housing Limited.



GOVINDA HOUSING LIMITED

Authorised Signatory

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shoalestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Limited. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

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

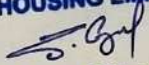
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Saurabh Goyal, Authorised Signatory, Govinda Housing Limited, having its Registered Office at GH-2, 164C, Ankur Apartment, Paschim Vihar, New Delhi, PIN-110063, duly authorized by the Promoter of the proposed project PI City Center situated at Plot C-1, Sector PI-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201308, vide Board Resolution Dated -20.01.2025.

I, Saurabh Goyal, 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 said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 19.01.2030.
4. That seventy per cent of the amounts to be realized by the 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 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.



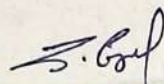
GOVINDA HOUSING LIMITED

Authorised Signatory

Page 1 of 2

ATTESTED
Jhamman Singh
Advocate & Notary
Reg No 2607/1988
(UP)

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.

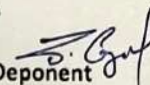
Verification


Deponent
GOVINDA HOUSING LIMITED

Authorised Signatory

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 Gautam Buddha Nagar on this day of 22nd January 2025.


Deponent

GOVINDA HOUSING LIMITED

Authorised Signatory



ATTESTED
Jhamman Singh
Advocate & Notary
Reg No 2607/1988
(UP)

Ref. No.

Date: 20/01/2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF GOVINDA HOUSING LIMITED ON MONDAY 20TH JANUARY 2025 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT GH-2, ANKUR APARTMENT, PASCHIM VIHAR, NEW DELHI.

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely **PI City Center**, on Land area admeasuring 2,634.72 Sq. Mtrs. situated at Plot C-1, Sector PI-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201308.

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**PI City Center**" with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors / Officials of the Company to prepare, submit and execute Application(s), Affidavit(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

"RESOLVED THAT the consent of board of directors be and is hereby accorded to file an Application for Registration of "**PI City Center**" Project Land admeasuring 2,634.72 Sq. Mtrs. with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT the consent of the Board of Directors be and is hereby accorded to authorize **Mr. Ashok Kumar Agarwal** (Director Govinda housing) and/or **Mr. Saurabh Goyal** (Authorized signatory), to jointly or severally sign and execute, on behalf of the Company, all applications, forms, affidavits, agreements, undertakings, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, and other requisite documents related to **UP RERA compliance**, including submission, correction, amendment of applications and documents, filing of QPRs, and presenting the same before the Hon'ble UP RERA Authority/its Officials/its Benches and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board

GOVINDA HOUSING LIMITED
Govinda Housing Ltd.

Name

(Director)

DIN- 01013001

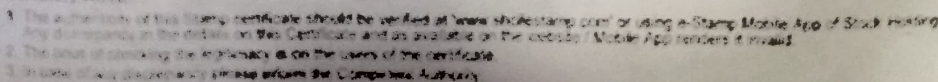
Accepted by

(Name

GOVINDA HOUSING LIMITED
Authorized signatory)

DIN-

Authorized Signatory



Affidavit

I, Saurabh Goyal S/o Anil Kumar Goyal, aged about 42Years, R/o Patpara, Dankaur, Gautam Buddha Nagar, Uttar Pradesh PIN-203201, Authorised Signatory in the GOVINDA HOUSING LIMITED, the Promoter of the Project PI City Center situated at Plot C-1, Sector PI-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201308., do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am an Authorised Signatory in the Company, Govinda Housing Limited, having its Registered Office at GH-2, 164C, Ankur Apartment, Paschim Vihar, New Delhi, PIN-110063
3. That the said Company is developing a Commercial Project, PI City Center, situated at Plot C-1, Sector PI-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201308 having a Land area admeasuring **2634.72Sq. Mtrs.**
4. That no sale has been made in the above said project, neither any amount has been received against the allotment of any Apartment(s), in the said Project.
5. That the Company hereby declares that it shall allot the property and received the payments from the Applicants/ Allottee(s) of the project only after the grant of registration of the said project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.

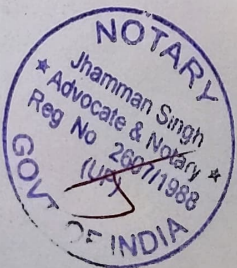
GOVINDA HOUSING LIMITED
S. Goyal
Deponent
Authorised Signatory

Verification-

Verified at on this 22nd day of January 2025. That the contents of this affidavit at S.No. 1 to 5 above are true and correct to the best of my knowledge and belief and no facts has been concealed there from.

So, help me God.

GOVINDA HOUSING LIMITED
S. Goyal
Deponent
Authorised Signatory



ATTESTED
Jhamman Singh
Advocate & Notary
Reg No 2607/1988
(UP)