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मनगढ़ एक्सटेंशन, गांधीनगर
०८०-०७८२७२१२५२४

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| Certificate No. | : IN-UP28954406425598X | રાજનગર ઇક્સ્પોર્ટશન, ગાંધીનગર |
| Certificate Issued Date | : 03-Mar-2025 03:41 PM | મારો નંબર- 07827212524 |
| Account Reference | : NEWIMPACC (SV)/up14096504/ GHAZIABAD SADAR/ UP-GZB | |
| Unique Doc. Reference | : SUBIN-UPUP1409650455140248916615X | |
| Purchased by | : WINDSOR PARADISE HEIGHTS PRIVATE LIMITED | |
| Description of Document | : Article 4 Affidavit | |
| Property Description | : Not Applicable | |
| Consideration Price (Rs.) | : | |
| First Party | : WINDSOR PARADISE HEIGHTS PRIVATE LIMITED | |
| Second Party | : Not Applicable | |
| Stamp Duty Paid By | : WINDSOR PARADISE HEIGHTS PRIVATE LIMITED | |
| Stamp Duty Amount(Rs.) | : 100 (One Hundred only) | |

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This Stamp Paper is attached to and is an integral part of Affidavit for **Form B of Windsor Majesty** Project being Developed by Windsor Paradise Heights Pvt. Ltd.



For Windsor Paradise Heights Pvt. Ltd.

Director

Statutory Alerts

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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjeev Saxena, Director, Windsor Paradise Heights Private Limited, having its Registered Office at 3035, B-4, Vasant Kunj, New Delhi, South West Delhi, Delhi, PIN-110070., duly authorized by the Promoter of the proposed Project "Windsor Majesty" situated at Plot No. Khasra No. 527Min., Village Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh, vide Board Resolution Dated-14.02.2025.

I, Sanjeev Saxena, duly authorized by the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That the Promoter have 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 IDBI Trusteeship Services Limited 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 Individual Apartment(s) / Unit(s) 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 the Promoter is 17.02.2030.
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 Bank 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 Bank 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 Bank 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.



Director

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 Windsor Paradise Heights Pvt. Ltd.

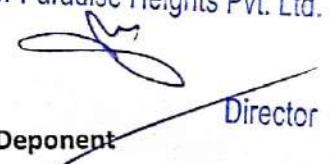

Director
Deponent

Verification

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

For Windsor Paradise Heights Pvt. Ltd.

Verified by me at Ghaziabad on this day of 26th February 2025.


Director
Deponent

070326
ATTESTED
Shashi Kant
Advocate Notary
Govt. of India

WINDSOR PARADISE HEIGHTS PRIVATE LIMITED

Registered Office: 3035B-4, Vasant Kunj, New Delhi-110070

CIN: U45309DL2022PTC404962

Email: sanjeevsaxena1710@gmail.com, Tel: +91-9810162222

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF WINDSOR PARADISE HEIGHTS PRIVATE LIMITED HELD ON FRIDAY, 14TH FEBRUARY, 2025 AT 11.30 A.M. AT THE 27A, 3RD FLOOR, GNB MALL, RAJ NAGAR EXTENSION, GHAZIABAD (U.P) -201017.

That the Chairman informed the Board that, the Company is developing and constructing a Residential Project namely **Windsor Majesty**, on Land area admeasuring 6,707 Sq. Meters. Situated at Khasra No. 527Min., Village Noor Nagar, Raj Nagar Extension, Tehsil & Distt. Ghaziabad, Uttar Pradesh, PIN-201017

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**Windsor Majesty**" with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorise 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 "**Windsor Majesty**" Project Land admeasuring 6,707 Sq. Meters 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 authorise **Mr. Sanjeev Saxena and Mr. Rajesh Kumar Jodhani**, Directors of the Company, to sign and execute, jointly or severally, 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.

Windsor Paradise Heights Private Limited
For Windsor Paradise Heights Pvt. Ltd.
Rajesh Kumar Jodhani
(Director)
DIN - 00017662

Director

Accepted by
For Windsor Paradise Heights Pvt. Ltd.

Sanjeev Saxena
(Director)
DIN - 00550671

For Windsor Paradise Heights Pvt. Ltd.

Director
Rajesh Kumar Jodhani
(Director)
DIN - 00017662

Director

Affidavit

I, Sanjeev Saxena S/o Hari Ram Saxena, aged about 58 Years, R/o 3035, Block-B, Pocket-4, Near Fortis Hospital, Vasant Kunj, South West Delhi, Delhi, PIN-110070, Director in the Windsor Paradise Heights Private Limited, the Promoter of the Project **Windsor Majesty** situated at Khasra No. 527Min., Village Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh, PIN-201017, 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 Director in the Company, Windsor Paradise Heights Private Limited, having its Registered Office at 3035, B-4, Vasant Kunj, New Delhi, South West Delhi, Delhi, PIN-110070.
3. That the said Company is developing a Residential Project, **Windsor Majesty**, situated at Khasra No. 527 Min., Village Noor Nagar, Raj Nagar Extension, Ghaziabad, Uttar Pradesh, having a Land area admeasuring 6,707 Sq. 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.

For Windsor Paradise Heights Pvt. Ltd.

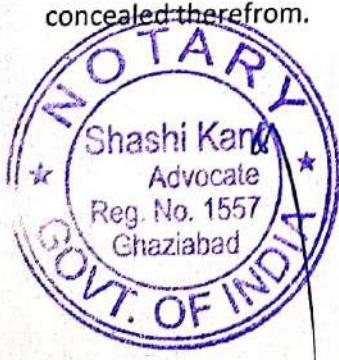

Deponent
Director

Verification-

Verified at on this 24th day of February 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 therefrom.

For Windsor Paradise Heights Pvt. Ltd.


Director
Deponent



070325
ATTESTED

Shashi Kant
Advocate & Notary
Govt. of India