

2A. That the total land parcel admeasuring 20,000 square meters comprises of multiple phases, out of which land admeasuring 10,142 square meters is earmarked for development of "Stellar 1422 Phase II (Tower A)" which is being registered under the Real Estate (Regulation and Development) Act, 2016 for the purpose of sale.

That the balance portion of the land forms part of "Stellar 1422 Phase I (Tower B)", which is nearing completion and is not being offered for sale and is therefore outside the scope of the RERA registration.

3. That certain preliminary and incidental development activities, if any, may have been carried out at the project site.
4. That the balance development and construction work of the said project shall be carried out and completed strictly in accordance with the timelines, plans and specifications as declared at the time of registration under the Real Estate (Regulation and Development) Act, 2016.
5. That the Promoter undertakes to comply with all provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder.
6. That this affidavit is being submitted for compliance of requirements under the Uttar Pradesh Real Estate Regulatory Authority.

VERIFICATION:


I/We, the above named deponent, do hereby verify that the contents of the above affidavit are true and correct to my/our knowledge and belief and nothing material has been concealed therefrom.

Verified at Noida on this 18th day of March 2026.

For CTA Softech Pvt. Ltd.

DEPONENT **Authorised Signatory**



ATTESTED

DEEPAK K. SHARMA
NOTARY NOIDA
G.B. NAGAR (U.P.) INDIA

18 MAR 2026