



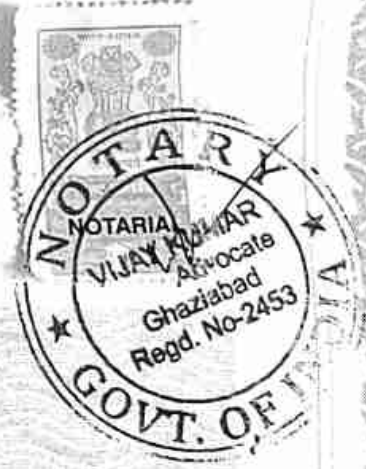
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP87205826839228T
Certificate Issued Date	: 01-Oct-2021 04:44 PM
Account Reference	: NEWIMPACC (SV)/ up14083004/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408300463582609758454T
Purchased by	: GOLD COAST DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GOLD COAST DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GOLD COAST DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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

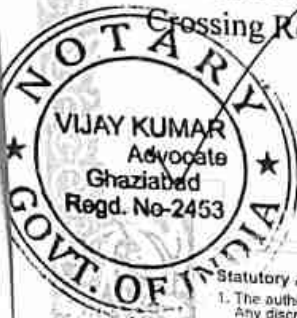
This Stamp Paper is attached to and is an integral part of Form B (Affidavit cum Declaration) for UP RERA Registration of Gold Coast City Walk Project situated at Khasra no. 976, 975 Plot No. Commercial Center - 05, Ansal Sushant Aquapolis Crossing Republic, Ghaziabad, Uttar Pradesh, PIN-201001.

For GOLD COAST DEVELOPERS PVT. LTD.

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcheatstamp.com' or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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 Rule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vikas Pundir, Director, Gold Coast Developers Pvt. Ltd., having its Registered Office at A-106, Pkt-4, Pandav Nagar, Mayur Vihar, East Delhi, Delhi, PIN -110091, duly authorized vide Board Resolution Dated - 24.09.2021 by the Developer Promoter of the proposed project, Gold Coast City Walk situated at Khasra no. 976, 975 Plot No. Commercial Center - 05, Ansal Sushant Aquapolis Crossing Republic, Ghaziabad, Uttar Pradesh, PIN-201001.

I, Vikas Pundir, duly authorized by the Developer Promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That the Landowner Promoters have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of the title of such land along with authenticated copies of the Agreement of such Landowner Promoters and Developer Promoter is enclosed herewith.

2. That the said Land is free from all encumbrances.

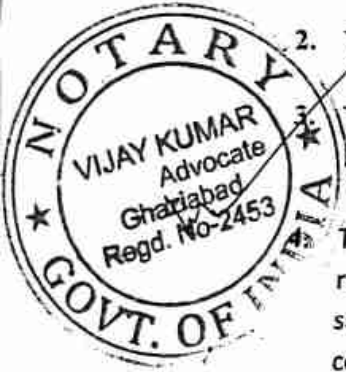
3. That the time period within which the project shall be completed by the Developer Promoter is 23.07.2026.

4. That seventy per cent of the amounts to be realized by the Developer 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.

7. That Developer 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



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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 Developer Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Developer Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Developer 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 GOLD COAST DEVELOPERS PVT. LTD.

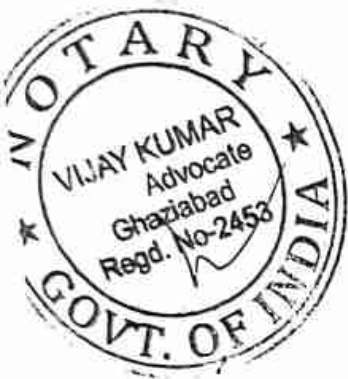

Deponent Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. For GOLD COAST DEVELOPERS PVT. LTD.

Verified by me at Ghaziabad on this day of _____


Deponent Director



ATTESTED
VIJAY KUMAR
Regd. No-2453
NOTARY, GHAZIABAD

01/10/21

Gold Coast Developers Private Limited

Registered Office: A - 106, PKT. 4, MayurVihar Phase-1, Delhi-110091

CIN-U70102DL2015PTC284214; Email -siddharth352@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF GOLDCOAST DEVELOPERS PRIVATE LIMITED ON FRIDAY 24TH SEPTEMBER 2021 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT A-106, PKT-4, PANDAV NAGAR, MAYUR VIHAR, EAST DELHI, DELHI, PIN-110091.

The Chairman informed the Board that, the Company is developing a Commercial Project namely Gold Coast City Walk situated at Khasra no. 976, 975 Plot No. Commercial Center - 05, Ansal Sushant Aquapolis Crossing Republic, Ghaziabad-201001.

Now Company required to apply for the above said Project Registration with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Director(s) / Official(s) of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Dccd(s), Documents(s) with the said Authority.

The Board discussed the matter, and it was:

"RESOLVED THAT the consent of board of directors be and is hereby accorded to file an application for registration of Gold Coast City Walk project 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 Mr. Vikas Pundir / Mr. Rajendra Kumar Tyagi Authorised Signatory(ies) of the company, jointly or severally be and hereby authorized to apply, sign, submit, correct, amend application, document, form, affidavit, agreement, undertaking, FORM-B (Affidavit cum Declaration) and all other requisite documents with respect to the above said registration of the project."

For and on Behalf of the Board,

Gold Coast Developers Pvt.Ltd.

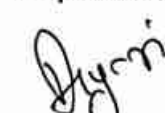
Siddharth Pundir



(Director)

DIN- 00908783

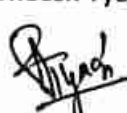
Deepanshu Tyagi



(Director)

DIN- 05240992

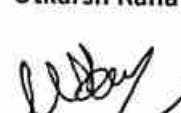
Avneesh Tyagi



(Director)

DIN - 07144749

Utkarsh Rana



(Director)

Din - 07357054

Nikhil Pundir



(Director)

Din - 06694043

Accepted

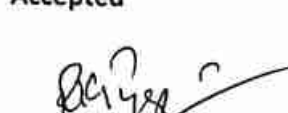


Vikas Pundir

(Director)

DIN - 00908777

Accepted



Rajendra Kumar Tyagi

(Authorised Signatory)