



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

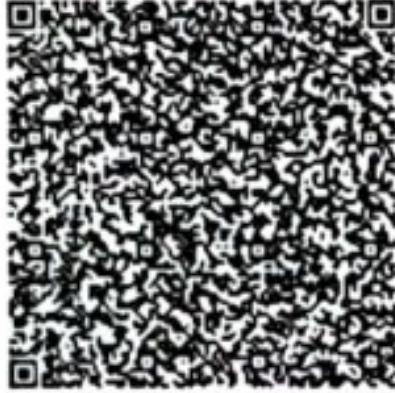
₹100

e-Stamp

Certificate No. : IN-DL17578063241166U
 Certificate Issued Date : 18-Nov-2022 01:43 PM
 Account Reference : IMPACC (IV)/ dl953803/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL95380310989917734694U
 Purchased by : ANDROMIDA REAL ESTATE CONSORTIUM PVT LTD
 Description of Document : Article 5 General Agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : ANDROMIDA REAL ESTATE CONSORTIUM PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : ANDROMIDA REAL ESTATE CONSORTIUM PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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₹100



Please write or type below this line

IN-DL17578063241166U



For Andromida Real Estate Consortium Pvt. Ltd.

Signature

Director

Statutory Alert:

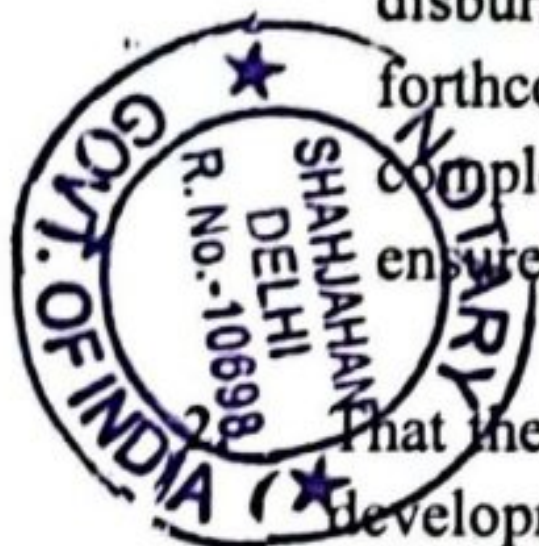
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT CUM UNDERTAKING

I, Mr. Sheshdhar Pandey , Director of the Company, duly authorized by the Promoter Company M/s. Andromida Real Estate Consortium Private Limited having its registered office at A-90, Nathu Colony, Shahadara, Delhi, vide board resolution dated 30th July 2015, for the UP-RERA registered Project 'Andromida Planet One' having UP-RERA registration number UPRERAPRJ6531 located at GH-07, Koyal Enclave, Opposite Avas-vikas land, Bhopura Mor, Ghaziabad , hereby solemnly affirm and declare as under: -

1. That the compelling reasons for delay in completion of the Project are as follows:

- a. That the construction work of the Project was already going on regular basis and was in good shape. But due to the Covid-19 pandemic, nationwide lockdown and low availability of labour and raw materials, the construction activities of the Project were adversely affected.
- b. That since the commencement of the RERA Registration of the Project, there has been a total stoppage of construction of about 90 days due to NGT directions, including about 60 days during October to December 2019. Further, in November 2021 there was closure of about 45 days. After considering the time required for remobilization, the time lost for the Project has been approximately 6 months.
- c. That there has been blockage of Roads for Kanwar Yatra every year which hampers the procurement of raw materials and availability of Labour and staff. After considering the time required for remobilization, the time lost for the Project has been approximately 3 months.
- d. Due to expiry of RERA Registration on 30.11.2022 banks have suspended disbursement of Home Loans. As a result, due payments from allottees are not forthcoming. This is resulting in severely constraining the funds flow for timely completion of Project. Hence, the extension of Registration is required urgently to ensure payment by Banks and the Allottees.



- That the Promoter undertakes that the minimum time required to complete the balance development work is 31.05.2023.
3. That the Promoter affirms that the GDA (Ghaziabad Development Authority) approved compounding letter dated 10.12.2021 has already been uploaded on the UP-RERA web portal in the 'Plan Details' section.
 4. That the Promoter affirms that the compounding map approved by the GDA (Ghaziabad Development Authority) on 10.12.2021 is uploaded on the registration page of the Project in the 'Plan Details' section.

For Andromida Real Estate Consortium Pvt. Ltd.

Sheshdhar Pandey
Director

5. That there are no court orders of Hon'ble Supreme Court, Hon'ble High Court, Hon'ble NCLT orders, Hon'ble NGT or any other court hampering the Project.
6. That the Promoter affirms that as on date 31.10.2022 the total receipts from the Allottees of the Project is Rs. 6838.86 Lakhs and Project Finance received is Rs. 430.79 Lakhs and the expenditure incurred on the Project is Rs. 9281.05 Lakhs excluding selling, marketing and administrative costs, which is supported by the CA certificate dated 08.12.2022.
7. That the Association of Allottees/RWA is not applicable to the current Project as the request for time extension is for six (6) months starting from 01.12.2022 till 31.05.2023, which is less than to a total time extension period of 2 years and 3 months (27) months which is allowed as per UP-RERA office order no. 7225/U.P. RERA/Extension/Compliances/Order/LKO/2021-22 dated 18.08.2021, for Projects in NCR.
8. That the Promoter states that the consent and willingness of Association of Allottees/RWA may not be necessary as the request of the Promoter for the Project extension is for six (6) months which is within the 2 years and 3 months (27 months) extension time period.
9. That the amount required as on 08.12.2022 to complete the construction of the Project is Rs. 3.5 Crores and the planned source of finance is Rs. 3.5 Crores from collection from Allottees.
10. That the Promoter undertakes that the activity wise timeline for completion of the Project



That the Promoter undertakes that the activity wise timeline for completion of the project is as below :

Andromida, Planet One			
TOWER A			TOWER B
S No.	Activity	End Date	
1	FIRE FIGHTING	25 TH FEB 2023	Completion Certificate Received
2	PLASTER WORK INTERNAL	30 TH JAN 203	
3	TILE WORK WALL	30 TH JAN 2023	
4	ELECRICAL WIRING	15 TH MARCH 2023	

For Andromida Real Estate Consortium Pvt. Ltd.

Coopendy

Director

5	LIFT INSTALLATION	30 TH MARCH 2023	
6	DOOR SHUTTER	15 TH MARCH 2023	
7	UPVC WINDOW FIXING	15 TH APRIL 2023	
8	FALSE CEILING OF TOILETS	30 TH MARCH 2023	
9	DISTEMPER & PAINTING	30 TH APRIL 2023	
10	SANITARY WARES	30 TH APRIL 2023	
11	HARD WARES	15 TH MARCH 2023	
12	AUTOMATION WORK	30 TH APRIL 2023	
13	POSSESSION, HANDOVER & COMPLIANCES	15 TH MAY 2023	

11. That the Promoter affirms that there is no deviation in the construction from the sanctioned/ compounded plan approved by the competent authority vide the compounding letter dated 10.12.2021 and undertakes that the development of the Project shall be carried out as per the approved compounded maps vide the compounding approval letter dated 10.12.2021.



VERIFIED FROM COOP. CONSORTIUM PVT. LTD.

DEPONENT

cooper
Director

VERIFICATION

I, the above-mentioned deponent, do hereby verify that the contents of Para 1 to 11 of my above affidavit are true and correct to the best of my knowledge. No part thereof is wrong and nothing material has been concealed therefrom.

Verified at Ghaziabad on this 08th Day of December, 2022.



VERIFIED FROM COOP. CONSORTIUM PVT. LTD.

DEPONENT

cooper
Director

JPMG & ASSOCIATES LLP

Chartered Accountants

Certificate

This is to certify that as per the unaudited books of accounts and other documents produced before us, the Sources and application of funds upto **31st October 2022** of ANDROMIDA REAL ESTATE CONSORTIUM PRIVATE LIMITED (CIN-U70109DL2014PTC268376) having Regd. Office at A-90, NATHU COLONY, SHAHDARA, DELHI-110093 for Project "ANDROMIDA PLANET ONE" UP Rera Registration No. UPRERAPRJ6531 located at GH-7, Koyal Enclave Bhopura Mode, Loni Road, Ghaziabad-201005 is as under:

S. No.	PARTICULARS	Amount (In Lakhs)
A	SOURCES OF FUNDS	
1)	Promoters Contribution/Internal Accuals	32.05
2)	Secured Loans	430.79
3)	Unsecured Loans	1,576.59
4)	Total Receipts from Allottees of the Project	6,838.86
	TOTAL (A)	8,878.29
B	AAPPLICATION OF FUNDS	
1)		
a)	Land Cost	4,383.83
b)	Civil Work & Materials (including GST)	4,336.06
c)	Marketing, Administrative and Other Overheads (including GST)	758.50
2)	Financial Expenses	561.16
	TOTAL	10,039.55
Less:	Payable to Suppliers / Contractors / Other Liabilities	1,196.13
		8,843.42
Add:	Cash & Bank Balances	34.87
	TOTAL (B)	8,878.29

That from above data it is certified that:

- Till date 31.10.2022 the total receipts from the Allottees of the Project is Rs. 6838.86 Lakhs.
- Till date 31.10.2022 the Project Finance received is Rs. 430.79 Lakhs.
- Till date 31.10.2022 the expenditure incurred on the Project is Rs. 9281.05 Lakhs excluding marketing, administrative and other overheads.

This certificate is being issued for RERA compliance for the Company "Andromida Real Estate Consortium Private Limited and is based on the records and documents produced before us and explanations provided to us by the management of the Company and without any liability of whatsoever nature on our part.

For JPMG & Associates LLP

Chartered Accountants

FRN 513522C/N500382

CA Arun Kumar Jain
Partner

M. No. 086912

UDIN: 22086912BFBIFP3101

Place: Delhi +91 9810148330, 011 22370001-0002 arun@jpmg.co.in | admin@jpmg.co.in

Date: 08th December 2022

101, CSC, Pushpanjali, Delhi-110092

A Limited Liability Partnership with Identity No. AAY-7022 (Formerly Arun Ketan & Associates, a Partnership Firm)

