

1. That, 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 Promoter is **22-03-2031**.
4. That, seventy percent of the amounts realized by 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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 Kadamba Estates Pvt. Ltd.

Slyan Bihari'v
Deponent
Authorised Signatory/Director

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified at Ghaziabad on this 15th day of APRIL, 2026. For Kadamba Estates Pvt. Ltd.

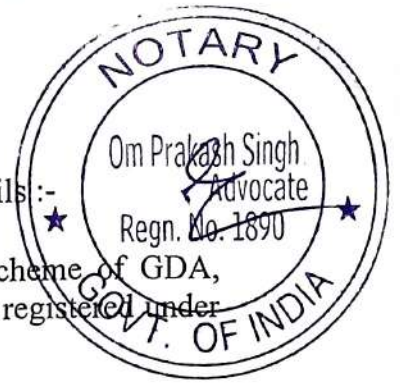
Slyan Bihari'v
Deponent
Authorised Signatory/Director



ATTESTED
OM PRAKASH SINGH
Notary Ghaziabad
15 APR 2026

In reference to the above fact, I undertake the below mentioned required details :-

“Kadamba Kunjh” situated at Plot No. GH-5 & 6 at Koyal Enclave Scheme of GDA, Ghaziabad, UP is completely new launched project which is proposed to be registered under the category “New Project” Category, with no sales/booking as on date.



It is hereby submitted and affirmed that the present project registration has been applied under the category of plotted development only. The kiosk area (proposed built-up) as shown in the layout plan of the project will not be developed, constructed, marketed or sold by the Promoter as part of the present registration. The Promoter shall undertake development strictly in accordance with the plotted development components covered under this registration application. However, the built plan shown in the layout plan is for the purpose of providing controlled drawings to the allottees of the kiosks plots.

I solemnly state that the contents of this undertaking are true to the best of my knowledge.

Thanking You,

Yours Sincerely,

For Kadamba Estates Pvt. Ltd.

Shyam Bhanu K
Authorised Signatory/Director

(Director & Authorised Representative)
M/s Kadamba Estates Pvt. Ltd.



ATTESTED
[Signature]
OM PRAKASH SINGH
Notary Ghaziabad

- 7 MAY 2026

KADAMBA ESTATES PRIVATE LIMITED

CIN: U68100DL2025PTC458967

Regd. Office: 9, New Rajdhani Enclave, Vikas Marg, Delhi 110092

Email: kadambaestatespvtltd@gmail.com

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S KADAMBA ESTATES PRIVATE LIMITED HELD ON FRIDAY, 13TH DAY OF MARCH, 2026 AT 10.00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 9, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092

“RESOLVED THAT the application for registration in the name of company be made before the Real Estate Regulatory Authority, Lucknow, Uttar Pradesh, in respect of the Project “KADAMBA KUNJH” situated at Plot bearing No. GH-05 & 06, Koyal Enclave, District Ghaziabad, Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Shyam Bihari Verma, Director of the company be and is hereby authorized to sign the application form and other relevant documents for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter.

RESOLVED FURTHER THAT Mr. Shyam Bihari Verma, be and is hereby authorized to further authorize any other person by way of an authority letter to submit the above said application & documents with the above said authority and represent the company before the authority, if needed and to complete all the legal and procedural formalities related to the above said matter.”

Certified True Copy

For Kadamba Estates Private Limited

For Kadamba Estates Pvt. Ltd.



Authorised Signatory/Director

(Rajiv Jain)

Director

DIN: 07222052