

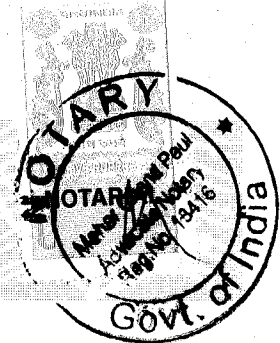
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL32475258232471S
Certificate Issued Date	: 04-Mar-2020 04:38 PM
Account Reference	: IMPACC (IV)/ dl775803/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77580373919020079657S
Purchased by	: EXPRESS PROJECTS PRIVATE LIMITED
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: EXPRESS PROJECTS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: EXPRESS PROJECTS PRIVATE LIMITED
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 Express Astra Project situated at Plot No. GH-06A, Sector-1, Greater Noida (West), Uttar Pradesh, PIN - 201306.

[Handwritten Signature]

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

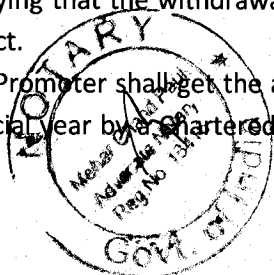
FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pankaj Goel duly authorized by Express Projects Pvt. Ltd. (CIN – U45102DL2000PTC104550) having its Registered Office at 810, Surya Kiran Building, 19, Kasturba Gandhi Marg, Connaught Place, New Delhi, PIN – 110001, duly authorized by Board Resolution Dated 03.09.2020, the Promoter of the proposed Project, Express Astra (Phase-1) situated at Plot No. GH-06A, Sector-1, Greater NOIDA (West), Uttar Pradesh, PIN - 201306.

I, Pankaj Goel, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

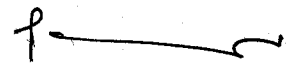
1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the Promoter of the project has availed Term Loan/credit facility (ies) for completion of the project from HDFC Ltd. against creation of mortgage of the project land and the constructed Apartments / Units thereupon. However, the Promoter will obtain "No objection Certificate" (i.e. NOC) from the Lender's for sale of the individual Apartment / Unit 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 Promoter is 12.03.2026.
4. That seventy per cent of the amounts to be realized by the Promoter from the allottees of the said real estate project, from time to time, shall be deposited in a separate account 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 amount from such 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 obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying 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



[Handwritten signature]

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 if any 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 / Unit, as the case may be, on any grounds.

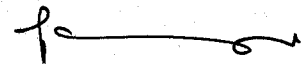


Deponent

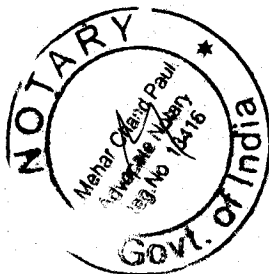
Verification

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

Verified by me at Gautam Buddha Nagar on this day of 21ST Sept., 2020



Deponent



ATTESTED

Mehraj Chand Paul
Advocate Notary
Registration No. 13416

22 SEP 2020



EXPRESS PROJECTS (P) LTD

Regd. Office :

810, Surya Kiran Building,
19, Kasturba Gandhi Marg,
Connaught Place, New Delhi - 110001
Tel.: 2375 2430
CIN NO. U45102DL2000PTC104550

**EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF M/S EXPRESS PROJECTS PRIVATE LIMITED ON 03.09.2020 AT THE
REGISTERED OFFICE OF THE COMPANY AT 810, SURYA KIRAN BUILDING, 19,
KASTURBA GANDHI MARG, NEW DELHI.**

"RESOLVED that consent of the Board be and is hereby authorized to register our proposed group housing project "Express Astra- Phase-1" situated at Plot No. GH-06A, Sector-1, Greater Noida (West) with Uttar Pradesh Real Estate Regulatory Authority (UPRERA).

"Further Resolved that Mr. Pankaj Goel, Director of the Company is hereby authorized to sign, submit all the documents require to get our project register with Uttar Pradesh Real Estate Regulatory Authority (UPRERA).

Pankaj Goel
(DIRECTOR)
DIN- 00283012
B-177, GREATER KAILASH
PART-1, NEW DELHI

Vinay Goel
(DIRECTOR)
DIN-00273796
B-177, GREATER KAILASH
PART-I, NEW DELHI