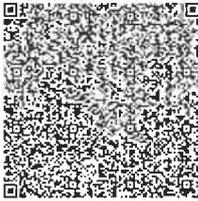




e-Stamp

Signature [Signature]
ACC Name - Vikas Cheunan ACC Code - UP
AGC Add - Noida - Mobile - 9540079101
License No.- 170/2918, Tehsil & Distric - G.B. Naga

Certificate No. : IN-UP76681196510249X
Certificate Issued Date : 03-Dec-2025 12:54 PM
Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400330449819013103910X
Purchased by : MAX ESTATES NOIDA PVT LTD
Description of Document : Article 34 Indemnity Bond
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MAX ESTATES NOIDA PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : MAX ESTATES NOIDA PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

This stamp paper forms an integral part of affidavit of Estate 105 being developed by Max Estates Noida Pvt Ltd.



Statutory Alert:

- 1. The authenticity of this Stamp certificate should be verified at 'www.indiastamp.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.

03-Dec-2025 12:54 PM IN-UP76681196510249X SUBIN-UPUP1400330449819013103910X MAX ESTATES NOIDA PVT LTD

03-Dec-2025 12:54 PM IN-UP76681196510249X SUBIN-UPUP1400330449819013103910X MAX ESTATES NOIDA PVT LTD

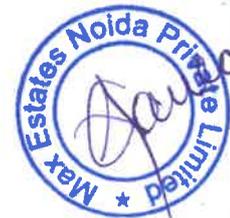
FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

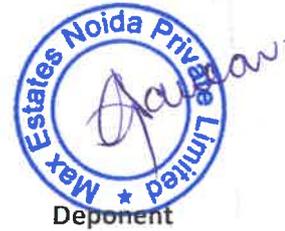
Affidavit cum Declaration of Mr. Anshul Gaurav, Director, Max Estates Noida Private Limited, having its Regd. Office at 1, Dr. Jha Marg, Max House, Okhla, Phase III, New Delhi, Okhla Industrial Estate, South Delhi, New Delhi, Delhi, India, 110020, duly authorized by the Promoter of the proposed Project Estate 105 situated at C-02, Sector 105, Noida, Gautam Buddha Nagar, Uttar Pradesh, vide Board Resolution Dated – 30/10/2025

I, Anshul Gaurav, 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 said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 04.01.2031.
4. That seventy percent of the amounts to be realized by the 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 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.



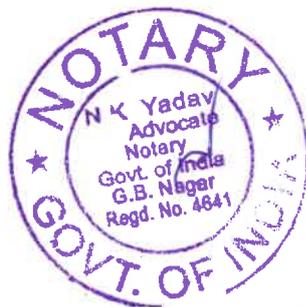
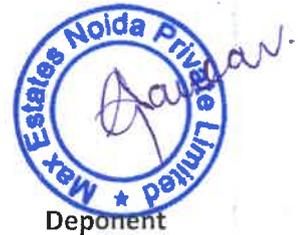
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any grounds.



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 08 January 2026.



ATTESTED
N.K. YADAV
Regd. 4641, Advocate
Govt. of India
G.B. Nagar

08 JAN 2026

MAX ESTATES NOIDA PRIVATE LIMITED

(formerly Astiki Realty Private Limited)

CIN: U68200DL2023PTC416407

Regd. Office: 1, Dr. Jha Marg, Max House, Okhla Phase III, New Delhi-110020, India Phone: 0120 - 4743222, Email ID: secretarial@maxestates.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF MAX ESTATES NOIDA PRIVATE LIMITED HELD ON THURSDAY, OCTOBER 30, 2025

Applications and Appearances Before Authorities

RESOLVED THAT in supersession of the resolution passed by the Board of Directors on July 17, 2025 and any other resolution passed in this regard, approval of the Board be and is hereby accorded to authorise Mr. Sahil Vachani, Mr. Nitin Kumar and Mr. Akshay Lall, severally, to make applications, submissions and appearances before government, statutory and development authorities including the New Okhla Industrial Development Authority, the Real Estate Regulatory Authority, the Yamuna Expressway Industrial Development Authority, the Department of Town and Country Planning, Municipal Corporations, the Haryana Shahari Vikas Pradhikaran, the Gurugram Metropolitan Development Authority, Fire Services, State Electricity Boards, Water and Sewerage Boards, the Directorate of Environment, Forest Departments, the Department of Mines and Geology, the Airports Authority of India and any other authority as may be required, for matters relating to zoning plans, phasing plans, transferable development rights, building plans, No Objection Certificates, fire schemes, service plan estimates, environmental clearance, consent to establish, registration with the Real Estate Regulatory Authority and renewals, and all related pre-construction and construction approvals.

RESOLVED FURTHER THAT in supersession of the resolution passed by the Board of Directors on July 17, 2025 and any other resolution passed in this regard, the authorised officials be and are hereby severally authorised to sign, file, verify and submit applications, forms, declarations, undertakings, affidavits, statements, replies, rectifications and resubmissions; to receive and acknowledge notices and communications; to attend hearings and meetings; to deposit fees and charges; and to collect approvals, permits and certified copies, and to do all such acts, deeds and things as may be considered necessary and incidental to give effect to this resolution.

RESOLVED FURTHER THAT Mr. Sahil Vachani and Mr. Nitin Kumar be and are hereby, severally, authorised to sub-delegate any of the aforesaid powers by written authority wherever operationally required.

RESOLVED FURTHER THAT any Director or the Company Secretary, if any, be and is hereby authorised to issue certified true copies of this resolution as and when required.

Certified True Copy
For Max Estates Noida Private Limited


Abhishek Mishra
Company Secretary
M. No.: F9566

Correspondence Address: Max Towers, L-20, C-001/A/1
Sector-16B, Noida, Gautam Buddha Nagar, UP 201301



L-20, Max Towers, C- 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar, Uttar Pradesh- 201301