



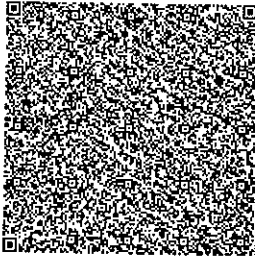
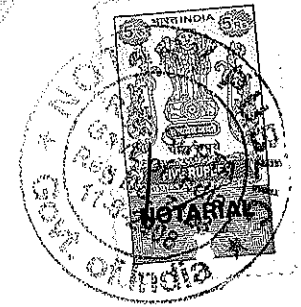
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

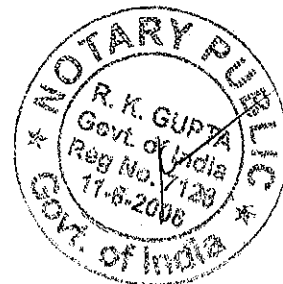
### e-Stamp

Certificate No.	: IN-DL91114770380139P
Certificate Issued Date	: 08-Jun-2017 11:50 AM
Account Reference	: IMPACC (IV)/dl858103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL85810381974748055601P
Purchased by	: GULSHAN HOMZ PVT LTD
Description of Document	: Article 5 General Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GULSHAN HOMZ PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GULSHAN HOMZ PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line.

*Shank*



29 JUL 2017

#### 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)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. ~~MS.~~ <sup>UMA SHANKER SHARMA</sup> promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19-06-2017

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

\_\_\_\_\_ have/has 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 title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

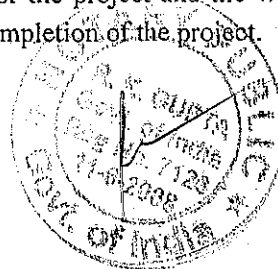
OR

— That details of encumbrances AS PER ATTACHED ANNEXURE including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 72 MONTHS
4. That seventy per cent of the amounts realised by me/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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

*Shankar*

*ms*



29 JUL 2017

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- \* 10. That I / 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.

*Shankh*  
Deponent

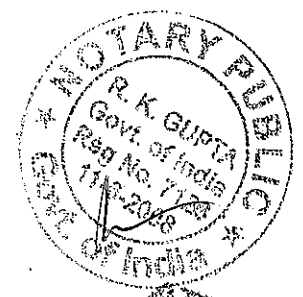
Verification

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 \_\_\_\_\_ on this day of 29<sup>th</sup> JULY 2017

*Shankh*  
Deponent

*hml*



ATTESTATION  
*Shankh*  
R. K. GUPTA  
Notary Public  
Govt. of India

29 JUL 2017

**CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF GULSHAN HOMZ PRIVATE LTD. HELD ON 19-06-2017 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 4121, HARGOBIND ENCLAVE, DELHI 110092.**

**GENERAL AUTHORITY FOR RERA ACT**

"RESOLVED THAT Mr. Deepak Kapoor, Director and /or Mr. Uma Shanker Sharma, Sr. GM (Planning and Co-ordination) be and are hereby severally authorised for and on behalf of the Company to sign (whether by manually or digitally), submit all applications forms, Affidavit, undertakings, statements and other necessary papers and documents for the purpose of registration, uploading documents / information, providing any clarification or any other matter as may be required under the Real Estate (Regulation and Development) Act, 2016 (RERA) and rules, regulations made thereunder with any authority or concern under Central/State laws and further to make such additions, modifications in documents or papers as the afore said person deems fit proper.

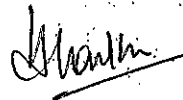
RESOLVED FURTHER THAT the afore said person be and are hereby severally authorised to take all such other actions, decisions, deeds as may be considered necessary or expedient in this matter.

Certified True Copy  
For **Gulshan Homz Private Ltd.**



**Deepak Kapoor**  
Director  
DIN: 00462283

UMA SHANKER SHARMA



## ANNEXURE

### DETAILS OF ENCUMBRANCES

A charge by way of equitable mortgage has been created in favour of ICICI Bank Limited, Green Park Branch, New Delhi on entire project land at Plot No.GH02/A, Sector 16, Greater Noida West for Securing

- i) Total Rupee turn loan (RTI) of Rs.160.00 Crore to the company and
- ii) Total Rupee turn loan of Rs. 135.00 Crore to the Group Company. The particulars of the charges has been duly filed with the Ministry of Corporate affairs (MCA) and a copy of Index of charges as per MCA website is here attached with.



## Charges Registered

Company  
CIN/FCRN/LLPIN/FLLPIN  
Company / LLP Name

U70101DL2010PTC211975

GULSHAN HOMES AND INFRASTRUCTURE PRIVATE LIMITED

### Charges Registered

SNo	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
* ✓ 1	G47113865	100106098	ICICI BANK	27/06/2017	-	* ✓	600000000.0	S 26 VEERA TOWERGREEN PAR EXTENSIONDELHIDL110016IN
✓ 2	G46724779	100105100	ICICI BANK LTD INDIA INFOLINE HOUSING FINANCE LIMITED	20/06/2017	-	-	400000000.0	S 26, 27, 28, VEERA TOWERGREEN PARK EXTENSIONNEW DELHIUP201307IN
3	G38098265	100082534	ICICI BANK LIMITED	03/03/2017	-	-	130000000.0	12A-10, 13th floor, Parinee Crescenzo BlockC-38&39,Bandra Kurla Compl Bandra- EastMumbaiMa400051IN
✓ 4	G22415871	100060388	ICICI BANK LIMITED	29/09/2016	-	-	250000000.0	S 26,27,28 First Floor, Veera TowerGreen Park ExtensionNew DelhiDL110016
✓ 5	C80725666	10623622	ICICI BANK LIMITED	02/03/2016	-	-	700000000.0	LANDMARKRACE COURSE CIRCLEALKAPURIBARODAGJ390C
* ✓ 6	C79998829	10622135	ICICI BANK LIMITED INDIA INFOLINE HOUSING FINANCE LIMITED	25/02/2016	-	* ✓	1000000000.0	LANDMARKRACE COURSE CIRCLEALKAPURIBARODAGJ390C
7	C74379959	10609923	ICICI BANK LIMITED	28/11/2015	-	-	400000000.0	12A-10, 13th floor, Parinee Crescenzo BlockC-38&39,Bandra Kurla Compl Bandra- EastMumbaiMH400051IN
8	G28922888	10467142	ICICI BANK LIMITED	21/12/2013	-	29/11/2016	700000000.0	S-26, 27, 28, VEERA TOWERSGREEN PARK EXTENSIONNEW DELHIDL110016IN
9	G22166599	100052448	ICICI Bank Limited	29/09/2016	-	27/10/2016	250000000.0	S 26,27,28 First Floor, Veera TowerGreen Park ExtensionNew DelhiDL110016

<http://www.mca.gov.in/mcafoportal/viewIndexOfCharges.do>

Note:- \* Charge created for securing financial facilities extended to group company.

*Mankh*