



INDIA NON JUDICIAL

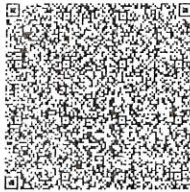
Government of Uttar Pradesh

e-Stamp

Signature: [Signature]
 Notary Name: V.K. Chauhan ACC Code - UP14003304
 ACC Add - Noida - M. No. - 8340079101
 License No. - 170/2018, Tehsil & Distric - G.B. Nagar

Certificate No. : IN-UP90520694694622U
 Certificate Issued Date : 08-Sep-2022 05:19 PM
 Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400330473583291121688U
 Purchased by : CRC HOMES PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : CRC HOMES PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : CRC HOMES PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

₹100



Please write or type below this line

This Stamp Paper is attached to and is an integral part of Affidavit for **Form B** of CRC
Joyous Developed by CRC Homes Pvt.Ltd. situated at Plot No. GH-08A, Sector Techzone-IV, Greater
 Noida (West), Gautam Buddha Nagar, Uttar Pradesh -201318.



CRC Homes Private Limited

[Signature]
 Authorised Signatory

Statutory Alert:

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

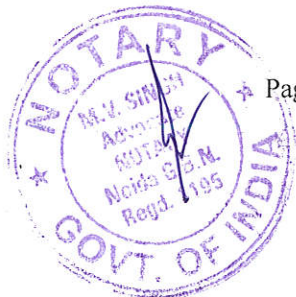
FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ankit Garg, Director, CRC Homes Pvt. Ltd., having its Registered Office at 111, Vardhman Mayur Vihar Market, C.S.C. Mayur Vihar Phase-III, Kondli, Gharholi, East Delhi, Delhi, PIN-110096 duly authorized vide Board Resolution Dated – 08.09.2022 by the Developer Promoter of the proposed project, CRC Joyous situated at Plot No. GH-08A, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh -201318.

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

1. That the Landowner Promoter have 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 the title of such land along with authenticated copies of the Agreement of such Landowner Promoter and Developer Promoter is enclosed herewith.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Developer Promoter is 27.09.2027.
4. That seventy per cent of the amounts to be realized by the Developer 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 Developer 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



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CRC Homes Private Limited
Ankit
Authorised Signatory

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 Developer Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Developer Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Developer 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.

CRC Homes Private Limited
[Signature]
Deponent
Authorised Signatory

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 10th day of October 2022.

CRC Homes Private Limited
[Signature]
Deponent
Authorised Signatory



ATTESTED
[Signature]
M.V. SINGH
Advocate Notary
G.B. Nagar NCR

14 OCT 2022

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF CRC HOMES PRIVATE LIMITED ON THURSDAY, 8TH SEPTEMBER 2022 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT 111, VARDHMAN MAYUR MARKET, C.S.C. MAYUR VIHAR PHASE -III, KONDLI, GHARHOLI, EAST DELHI, DELHI PIN-110096.

That the Chairman informed the Board that, the Company is developing and constructing a Residential Project namely **CRC Joyous** situated at Plot No. GH-8A, Sector Techzone-IV, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201318.

That the Land admeasuring 42,006 Sq. Mtrs. situated at Plot No. GH-08A, Sector-Techzone-IV, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201318 had been allotted by Greater NOIDA Industrial Development Authority (GNIDA) in favour of Habitech Infrastructure Ltd.

That the Project on the said Land is being developed in the Phased manner, and accordingly, the 1st Phase of the Project is registered with UP RERA having Registration No.- UPRERAPRJ6339, had been developed on the part Land area admeasuring 26,516 Sq. Mtrs. of the above said Plot. The construction of this Phase has been completed and Occupancy Certificate No.-(Plg.)/BP-2644(C)/2018/4511 dated-11.07.2018 has been received by the Habitech Infrastructure Ltd. from the Competent Authority i.e., Greater NOIDA Industrial Development Authority (GNIDA).

That now the Landowner Habitech Infrastructure Ltd. proposes to develop a Project CRC Joyous jointly with CRC Homes Pvt. Ltd. on the remaining Land area of 15,490 Sq. Mtrs of the above said Plot.

That for the above said purpose the Habitech Infrastructure Ltd. and CRC Homes Pvt. Ltd. have entered into a Joint Development Agreement (JDA) executed on 05.08.2022. and registered in the office of Sub-Registrar, Dadri, Gautam Buddha Nagar, Uttar Pradesh, vide document No.35420, Book No.1, Volume No.21943, Page No. 85 to 192, Dated-13.10.2022.

Now, Company required to apply for Registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Dcccd(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

“RESOLVED THAT the consent of board of directors be and is hereby accorded to file an application for registration of CRC Joyous project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016.”

“RESOLVED FURTHER THAT Mr. Ankit Garg, Director of the company, be and hereby authorized to apply, sign, submit, correct, amend application, document, form, affidavit, agreement, undertaking, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project.”

For and on Behalf of the Board,

CRC Homes Pvt. Ltd.

 CRC Homes Private Limited	 CRC Homes Private Limited
Satish Garg Director	Ankit Garg Director
(Director)	(Director)
DIN-01337249	DIN-08741345

Accepted by

 CRC Homes Private Limited
Ankit Garg Director
(Director)