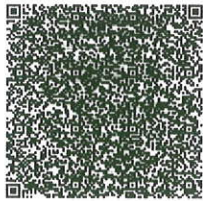




Government of National Capital Territory of Delhi

Certificate No.	: IN-DL6209866224485W
Certificate Issued Date	: 21-Mar-2024 03:51 PM
Account Reference	: IMPACC (IV)/ dl988103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL98810383944636324292W
Purchased by	: AJAY ENTERPRISES PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AJAY ENTERPRISES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: AJAY ENTERPRISES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

Affidavit cum Declaration of Mr. Vimal Kumar Karwal S/o Mr. M L Karwal, R/o 611, Sector-16A, Faridabad – 121 002 duly authorised by Ajay Enterprises Private Limited, having Registered Office at 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi – 110 019, the promoter of the proposed project i.e. Eros Sampooranam 3

Statutory Alert:

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

situated at Plot No. GH-01, Sector 2, Greater Noida, District Gautam Buddh Nagar, U.P. vide their Board Resolution dated 15/01/2024.

I, Vimal Kumar Karwal duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land, by way of long term lease from competent authority, 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 on or before 30/09/2029.
4. That seventy percent of the amounts realised 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 utilised 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.



Deponent



Verification

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

Verified by me at New Delhi on this 27th day of March of year 2024.

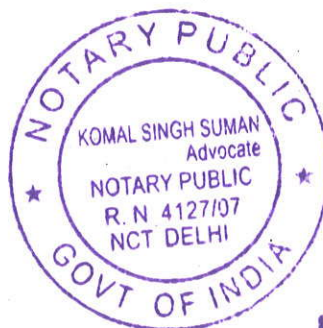


Deponent



Date: 27th March, 2024

Place: New Delhi.



ATTESTED



NOTARY PUBLIC, DELHI

27 MAR 2024



AJAY ENTERPRISES PRIVATE LIMITED
BUILDERS, COLONIZERS & EXHIBITORS

REGD. OFF. : 8TH FLOOR, EROS CORPORATE TOWER, NEHRU PLACE, NEW DELHI-110019
PHONE : 91 - 11 - 46208282 FAX : 91 - 11-46208200
e-mail:eros@eros-group.com Website : www.eros-group.com
CIN : U74899DL1968PTC004914

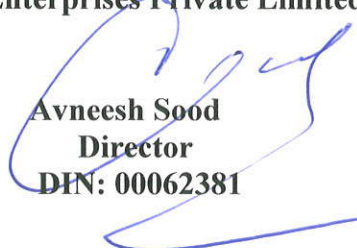
Certified true copy of resolution passed by the Board of Directors of Ajay Enterprises Private Limited in the meeting held on 15th January, 2024 at the Registered Office of the Company, 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi – 110019.

“RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded to register the Company’s proposed Residential project namely ‘Eros Sampooranam 3’ at Plot No. GH-01, Sector-2, Greater Noida, Gautam Budh Nagar, Uttar Pradesh, with the concerned Real Estate Regulatory Authority.

FURTHER RESOLVED THAT Mr. Vimal Kumar Karwal (Aadhaar No. 5123 4267 9008), General Manager-Architect of the Company, be and is hereby authorised to sign/execute necessary applications, affidavits, undertakings, indemnities, documents, deeds, objections, clarifications etc. as may be required by the concerned authority(ies) and to do all such acts, deeds, things and to represent before the concerned authority(ies) for aforesaid purpose as may be deemed necessary, expedient, usual or proper to give effect to this resolution.”

- Certified True Copy -
Ajay Enterprises Private Limited

Signature of Vimal Kumar Karwal
Attested
For Ajay Enterprises Private Limited



Avneesh Sood
Director
DIN: 00062381



Avneesh Sood
Director
DIN: 00062381



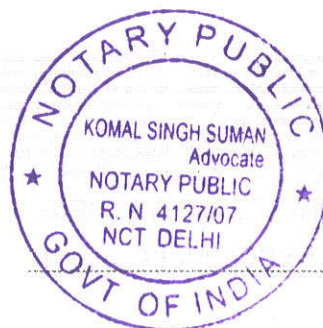
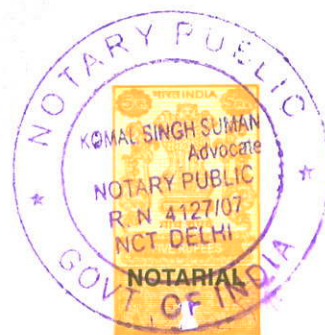
Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL62098982933603W
Certificate Issued Date	: 21-Mar-2024 03:52 PM
Account Reference	: IMPACC (IV)/ dl988103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL98810383944502421284W
Purchased by	: AJAY ENTERPRISES PVT LTD
Description of Document	: Article 4 Affidavit
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Consideration Price (Rs.)	: 0 (Zero)
First Party	: AJAY ENTERPRISES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: AJAY ENTERPRISES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vimal Kumar Karwal S/o Mr. M L Karwal, R/o 611, Sector-16A, Faridabad – 121 002 duly authorised by Ajay Enterprises Private Limited, having Registered Office at 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi – 110 019, the promoter of the proposed project i.e. Eros Sampooranam 3

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3. In case of any discrepancy please inform the Competent Authority.

situated at Plot No. GH-01, Sector 2, Greater Noida, District Gautam Buddh Nagar, U.P.

I, Vimal Kumar Karwal, duly authorised by M/s Ajay Enterprises Pvt Ltd. promoter of the proposed project do hereby solemnly undertake on behalf of M/s Ajay Enterprises Pvt Ltd., as follows:

- 1) That till date i.e. 27/03/2024, no booking, sale or advertisement has taken place in the Project 'Eros Sampoonam 3', developed under the name of M/s Ajay Enterprises Pvt Ltd.
- 2) That no other project is registered under RERA on demarcated Land Area admeasuring 21,727.75 sq mtr. being part of Plot No. GH-01, Sector 2, Greater Noida, District Gautam Buddh Nagar, U.P., which is mentioned for the concerned project i.e. 'Eros Sampoonam 3'.


Deponent
Sm

Verification

That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this 27th day of March of year 2024.


Deponent
Sm

Date: 27th March, 2024

Place: New Delhi.



ATTESTED

NOTARY PUBLIC, DELHI

27 MAR 2024