



सत्यमेव जयते

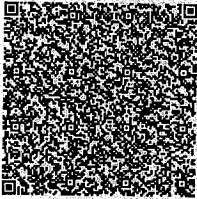
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No.	: IN-DL92698694220059V
Certificate Issued Date	: 06-Nov-2023 02:53 PM
Account Reference	: IMPACC (IV)/ dl775803/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL77580350164638624926V
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)



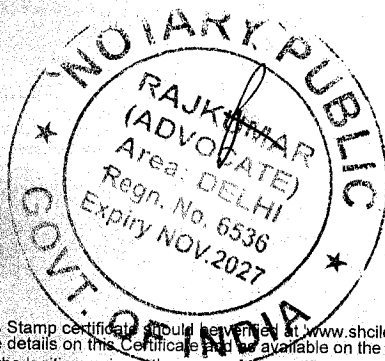
Please write or type below this line IN-DL92698694220059V

This page is a part of Affidavit cum Declaration dated 15th December 2023
Given by

Express Builders & Promoters Pvt. Ltd.

To

Uttar Pradesh Real Estate Regulatory Authority (UPRERA)



For Express Builders & Promoters (P) Ltd.

[Signature]

Director

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.
2. Any discrepancy in the details on this Certificate and its availability on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED EXPRESS PROJECTS PRIVATE LIMITED

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

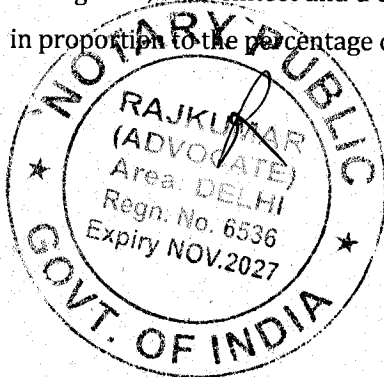
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

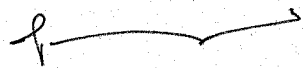
Affidavit cum Declaration of **Mr. Pankaj Goel, Director, of Express Builders & Promoters Pvt. Ltd.** promoter of the proposed project/duly authorised by the promoter of the proposed project, vide its/his/their authorisation dated 05.12.2023.

I, promoter of the proposed project/duly authorised 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
2. The land is encumbered with NOIDA Authority and HDFC Ltd.
3. That the time period within which the project shall be completed by promoter is 13.12.2025.
4. That seventy per cent of the amounts released 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 amount 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.



For Express Builders & Promoters (P) Ltd.



Director

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 withdrawals has been made in compliance with the proportion to the percentage of completion of the project.
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.

For Express Builders & Promoters (P) Ltd.



Director
Deponent

Verification

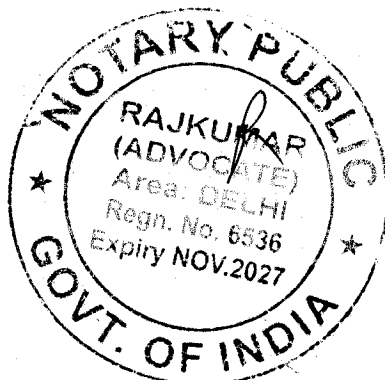
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at New Delhi on this _____ day of _____ 2023.

For Express Builders & Promoters (P) Ltd.



Director
Deponent



ATTESTED

**NOTARY PUBLIC
DELHI (INDIA)**

9 MAR 2024