



प्रवीन कुमार ला० नं० 553,  
न्याय खण्ड-2 इन्दिरापुरम, गा.बाद



## Affidavit cum Declaration

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




  
Authorised Signatory

1. That promoter has a legal title to the land on which the development of the proposed project is proposed AND a legally valid authentication of title of such land 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 promoter is on or before 30-04-2028.
4. That seventy percent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

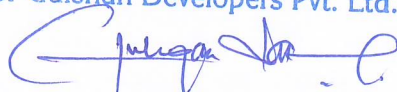
I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any



For Gulshan Developers Pvt. Ltd.  
  
Authorised Signatory

information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

For Gulshan Developers Pvt. Ltd.

  
Authorised Signatory

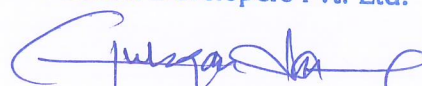
**Deponent**

### 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 Noida on 6th day of May, 2023.


For Gulshan Developers Pvt. Ltd.

  
Authorised Signatory

**Deponent**



06 MAY 2023

**ATTESTED**  
  
**YASHPAL SINGH**  
**NOTARY (NOIDA)**  
**G. B. NAGAR**

# GULSHAN DEVELOPERS PRIVATE LIMITED

Registered Office: Flat No.-7, 3<sup>rd</sup> Floor, Plot No.- 4, Dayanand Vihar, Delhi-110092;  
CIN No.: U45201DL2003PTC121104; Email: [compliance@gulshangroup.com](mailto:compliance@gulshangroup.com) ;

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CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF GULSHAN DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, 01-05-2023 AT ITS CORPORATE OFFICE SITUATED AT GULSHAN ONE29, 7<sup>TH</sup> FLOOR, PLOT NO. C3-E1, SECTOR-129, NOIDA – 201304 U.P.

## **GENERAL AUTHORITY FOR RERA ACT**

The Chairman apprised to Board that there is need to give authority to the Company's officials for Registration and other matters under RERA matter. The matter was discussed and the Board unanimously passed the following Resolution.

"RESOLVED THAT Mr. Deepak Kapoor, Director and Mr. Gulshan Nagpal, Director be and are hereby severally authorized 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 of Company's Project, 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 authorized to take all such other actions, decisions, deeds as may be considered necessary or expedient in this matter.

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CERTIFIED TRUE COPY

**By Order of the Board**

For Gulshan Developers Private Limited



Gulshan Nagpal  
Director  
DIN no. 0041209

