

INDIA NON JUDICIAL

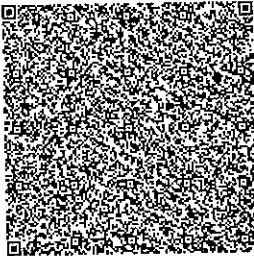
Government of National Capital Territory of Delhi




सत्यमेव जयते

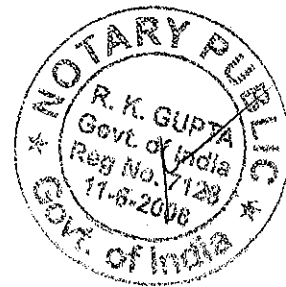
e-Stamp

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.....

For  Ltd.
Authorised Signatory



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.

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.~~ ^{UMA SHANKER SHARMA} 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

1. 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.

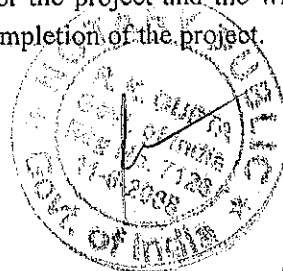
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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.

For Gulshan Homz Pvt. Ltd.

Shankh

Authorised Signatory

Shankh



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 29th JULY 2017

Shankh
Deponent

For Gulshan Homz Pvt. Ltd.

Shankh
Authorised Signatory

hmt



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.

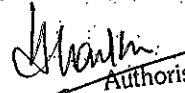
RESOLVED FURTHER THAT the afore said person be and are hereby severally authorised to take all such other actions, decisions, deeds as may be considered necessary or expedient in this matter.

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



Deepak Kapoor
Director
DIN: 00462283

UMA SHANKER SHARMA
For Gulshan Homz Pvt. Ltd.



Authorised Signatory

ANNEXURE

DETAILS OF ENCUMBRANCES

GHPL- , Gulshan Bellina (Plot no. GH-02/A, Sector-16, Greater Noida (west)

A charge by way of equitable mortgage has been created in favour of ICICI Bank Ltd, Green Park Branch, New Delhi on the entire Project land at Plot no. GH-02/A, Sector 16, Greater Noida(west) for securing various construction loans (i) of Total Term Loans of Rs. 160.00 Crore sanctioned to the Company and (ii) for extension of charge/ providing guarantee for Total Term Loans of Rs. 135.00 Crore to the other Group Companies.

For Gulshan Homz Pvt. Ltd.

Authorised Signatory