



INDIA NON JUDICIAL

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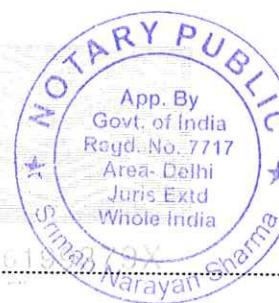
Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

- IN-DL99999576199379X
- 25-Nov-2025 06:42 PM
- IMPACC (IV)/ dl1027503/ DELHI/ DL-SAD
- SUBIN-DLDL102750327327989989270X
- Eldeco Homes Developers.Limited
- Article 4 Affidavit
- Not Applicable
- 0
(Zero)
- Eldeco Homes Developers Limited
- Not Applicable
- Eldeco Homes Developers Limited
- 100
(One Hundred only)

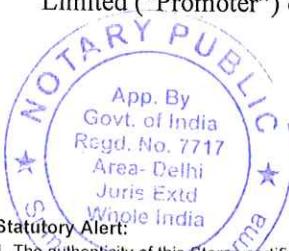


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FORM-B
[see rule 3(4)]

Affidavit cum Declaration of Mr. Ajay Kumar Singh, Director of the Eldeco Homes Developers Limited (“Promoter”) of the proposed project.



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.

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ELDECO HOMES DEVELOPERS LIMITED ELDECO HOMES DEVELOPERS LIMITED ELDECO HOMES DEVELOPERS LIMITED ELDECO HOMES DEVELOPERS LIMITED



I, Ajay Kumar Singh, Director of the Promoter, whose registered office is situated at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi 110025, which is developing a proposed Group Housing project on land admeasuring 29,833.105 sq. mt. ("said land") namely "Eldeco 7 Peaks Residences" situated at Plot no. GH-01 and GH-01/A, Sector - Omicron-01A, Uttar Pradesh ("Project") hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the Project land on which the development of the proposed project.
2. That the said land of the proposed Project along with its receivables is mortgaged/ hypothecated in favor of Vistra ITCL (India) Limited acting as debenture trustee on behalf of HDFC Capital Affordable Real Estate Fund -3 and HDFC Capital AIF - 3 Scheme 2, for the purpose of raising finance. The necessary documentation for the charge creation with MCA website is under process.
3. That the time period within which the Project shall be completed by the Promoter is **14th November, 2030**
4. That seventy percent of the amounts realised by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only 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 have/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 time of allotment of any apartment, plot or building; as such case may be, on any grounds.



Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct as per my knowledge and nothing material has been concealed by me there from.

Verified by me at New Delhi on this 10th day of December, 2025.



Deponent