सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No.	:	**IN-DL08573372046902Y**
Certificate Issued Date	:	25-Sep-2026 06:52 PM
Account Reference	:	IMPACC (IV)/ dl857503/ DELHI/ DL-SAD
Unique Doc. Reference	:	SUBIN-DLDL85750314245823558190Y
Purchased by	:	GYANTECH SERVICES INDIA PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GYANTECH SERVICES INDIA PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	GYANTECH SERVICES INDIA PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

Please write or type below this line

This Stamp Paper forms part and parcel of the affidavit cum Declaration attached.

For Gyantech Services India Private Limited

Authorised Signatory

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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Form - REP-II
[See rule 3(3)]

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. Ajay Kumar Jha Authorized Signatory of M/s Gyantech Services India Pvt. Ltd. who is developing a Residential Plotted Colony over an area measuring 20.09375 Acres in Village Dayalpur and Junhera, Sector 114, Faridabad. (Project Name - The Mayfair)

I, Ajay Kumar Jha Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.

2. That the said land is equitable mortgage by deposit of title deeds and has has got a sanction of Rs. 125,00,00,000/- (Indian Rupees One Hundred Twenty-Five Crore only) from ASK Real Estate Fund, an Alternative Investment Fund for this project and as on date has availed Rs. 50,00,00,000/-

3. That the time period within which the project shall be completed by the promoter is **25.08.2033.**

4. That seventy percent of the amounts realized by the 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 by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn the promoter 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 the 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

For Gyantech Services India Private Limited

Authorised Signatory

during the audit that the amount 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

For Gyantech Services India Private Limited

Deponent

Authorised Signatory

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 Faridabad on this 14th September, 2026.

For Gyantech Services India Private Limited

Deponent

Authorised Signatory