



सत्यमेव जयते

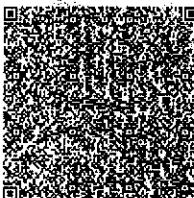
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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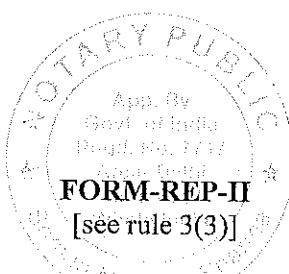
e-Stamp

Certificate No.	: IN-DL97211366270981X
Certificate Issued Date	: 20-Nov-2025 04:13 PM
Account Reference	: IMPACC (IV)/ dl777003/ DELHI/ DL-SAD
Unique Doc. Reference	: SUBIN-DLDL77700321636591842153X
Purchased by	: ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Description of Document	: Article 4. Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

2023-08-21 13:00:27 0001X



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

Affidavit cum Declaration

John

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.

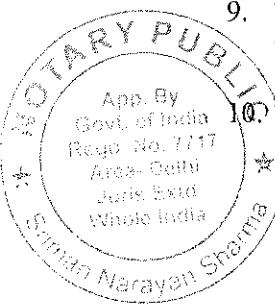
2. The onus of checking the legitimacy is on the users of the certificate.

3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration of Mr. Upesh Sharma duly authorized by Eldeco Infrastructure and Properties Limited ("Promoter") having its corporate office at 201-212, Splendor Forum, IIInd Floor, Jasola District Centre, New Delhi-110025 of the proposed project vide its authorization dated 23rd October, 2025:

I, Upesh Sharma, Son of Mr. Munish Kumar Sharma, aged 30 years, duly authorized by Promoter, do hereby solemnly declare, undertake and state as under:

1. That the Promoter is having collaboration on land admeasuring 2.90 acres on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is **8th May, 2030**.
4. That seventy per cent of the amounts realised by Promoter for the 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 by 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 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 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, building, as the case may be, on any grounds of sex, caste, creed, religion etc.



ATTESTED

Notary Public
(INDIA)

20 NOV 2025

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 20th day of November, 2025.

Upesh
Deponent