



**AJAY ENTERPRISES PRIVATE LIMITED**  
**BUILDERS, COLONIZERS & EXHIBITORS**

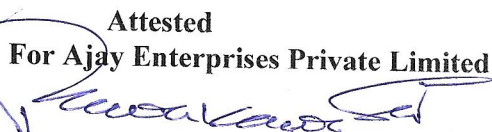
REGD. OFF. : 8TH FLOOR, EROS CORPORATE TOWER, NEHRU PLACE, NEW DELHI-110019  
PHONE : 91 - 11 - 46208282 FAX : 91 - 11-46208200  
e-mail: eros@eros-group.com Website : www.eros-group.com  
CIN : U74899DL1968PTC004914

**Certified True Copy of Resolution passed by the Board of Directors of Ajay Enterprises Private Limited in the meeting held on 31<sup>st</sup> October, 2018 at the Registered Office of the Company, 8<sup>th</sup> Floor, Eros Corporate Tower, Nehru Place, New Delhi -110019.**

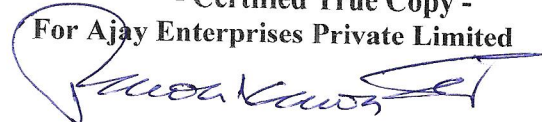
“RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to register the Company’s proposed project namely Edenwood Towers viz. Group Housing Colony on the land admeasuring approx. 2.662 acre at Village Lakkarpur, Sector-39, Faridabad, Haryana, with the concerned Real Estate Regulatory Authority.

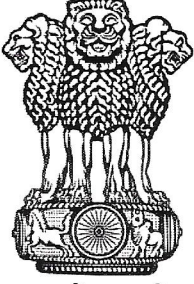
FURTHER RESOLVED THAT Shri Janardan Sehgal - Vice President (Planning & Architect) of the Company be and is hereby authorised to sign/execute necessary applications and all such affidavits, undertakings, indemnities, documents, deeds, objections, clarifications etc. as may be required by the concerned authority(ies) and to do all such acts, deeds, things and to represent before the concerned authority(ies) for aforesaid purpose as may be deemed necessary, expedient, usual or proper to give effect to this resolution.”

  
.....  
Signature of Janardan Sehgal

Attested  
For Ajay Enterprises Private Limited  
  
Director

- Certified True Copy -  
For Ajay Enterprises Private Limited

  
Director  
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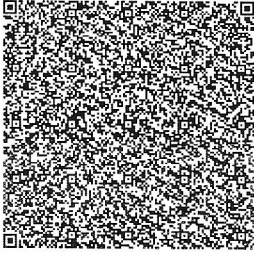
सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No.	: IN-DL08491872300146Q
Certificate Issued Date	: 27-Nov-2018 03:01 PM
Account Reference	: IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73210322145134003701Q
Purchased by	: AJAY ENTERPRISES PRIVATE LIMITED
Description of Document	: Article Others
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AJAY ENTERPRISES PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: AJAY ENTERPRISES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please verify the stamp on this line.

#### Affidavit cum Declaration

Affidavit cum Declaration of Mr. Janardan Sehgal S/o. Late Shri N.L. Sehgal duly authorized by Ajay Enterprises Pvt. Ltd., promoter of the proposed project i.e. Edenwood Towers, vide Board resolution dated 31<sup>st</sup> October, 2018.

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

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

#### Statutory Alert:

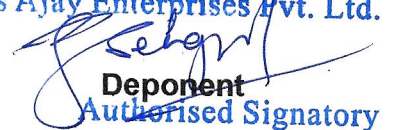
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



AND

1. 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 5 years i.e. on or before 30<sup>th</sup> September, 2023.
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 by the promoter 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 rules and regulations made under the Act.
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 any grounds.

M/s Ajay Enterprises Pvt. Ltd.

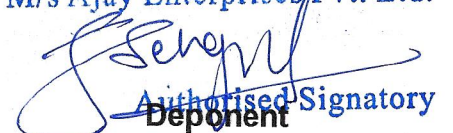
  
Deponent  
Authorised Signatory

#### 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 N. Delhi on 28 day of NOV., 2018

M/s Ajay Enterprises Pvt. Ltd.

  
Deponent  
Authorised Signatory