



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

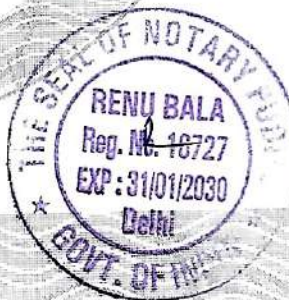
Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL55846534006799X
16-Sep-2025 03:57 PM
IMPACC (IV)/ dl954403/ DELHI/ DL-SHD
SUBIN-DL95440342945578047098X
SATISH CHAND GUPTA
Article 4 Affidavit
Not Applicable
0
(Zero)
SATISH CHAND GUPTA
Not Applicable
SATISH CHAND GUPTA
10
(Ten only)

सत्यमेव जयते



₹10

Please write or type below this line

IN-DL55846534006799X



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.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.

FORM 'REP-II'

[See rule 3(3)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Satish Chand Gupta**, duly authorized by the Board of Directors of the Gnex Realtech Private Limited, promoter of the proposed project namely '**ASHA Bahadurgarh Phase-IV Extension**' bearing DTCP License No.148 of 2025, vide its authorization cum Board Resolution.

I, Satish Chand Gupta, Authorized Representative of the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land along with our other land-owning companies on which the development of the proposed project is to be carried out.
2. That the project land is not encumbered/mortgaged.
3. That the time period within which the project shall be completed by us is **01st October, 2027**.
4. That seventy percent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That we 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 Gnex Realtech Pvt. Ltd.


Authorised Signatory
DEPONENT

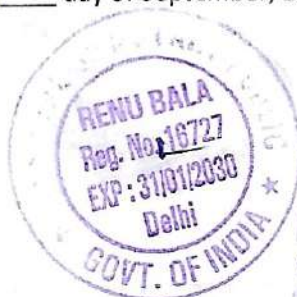
VERIFICATION:

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 18 SEP 2025 on 18 day of September, 2025.

For Gnex Realtech Pvt. Ltd.


Authorised Signatory
DEPONENT



ATTESTED

RENU BALA Reg. No. 16727
NOTARY DELHI
GOVERNMENT OF INDIA

16 SEP 2025