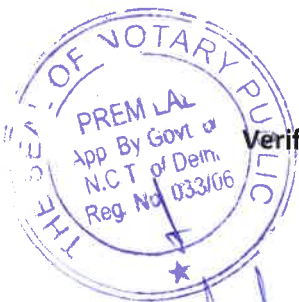




I, Suneet Puri on behalf of the promoter of the proposed project / duly authorized by the promoter of the proposed project namely “**Experion Elements Phase 2**” do hereby solemnly declare, undertake and state as under:

1. That promoter have / has a legal title to the land on which the development of the project is proposed.
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 04.01.2029.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 I/promoter shall take all the pending approvals on time, from the competent authorities and undertake to submit the same as and when required/asked.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.



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 29<sup>th</sup> day of February 2024.

Solemnly affirmed before me

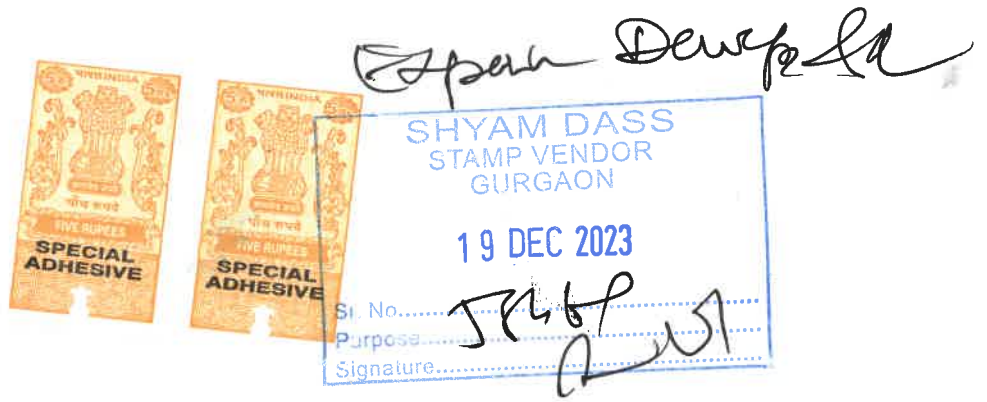
PREM LAL  
Notary Public  
Chamber No. 118, Patiala House  
New Delhi-110001  
Ph. : 9818017970



Deponent



Deponent



### AFFIDAVIT

This Affidavit is made at New Delhi on 16.01.2024 by M/s. Experion Developers Pvt. Ltd. duly incorporated under the companies Act, 1956 having its registered office at F-9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka New Delhi-110075 through its Director / Authorized representative Mr. Suneet Puri on behalf of M/s **Experion Developers Pvt. Ltd. (Promoter)**.

In reference to the above fact, I undertake the below mentioned required details: -

‘**Experion Elements Phase 2**’ is completely new launched project which is registered under category “New” project Category, with no sales / booking as on date.

Also, it is further stated that the project namely “**Experion Elements**” is developing by the M/s Experion Developers Pvt. Ltd, the Residential Group Housing Colony over an area measuring 19289.81 sqmt in Sector – 45, Noida and whereas the “**Experion Elements Phase 1**” having area 10328.81 sqm. is already applied for registration before U.P. RERA Authority. The balance area 8961 sq. mt. is now applied as “**Experion Elements Phase 2**” and it is further stated that there will be no more future project registration at this site by the promoter.

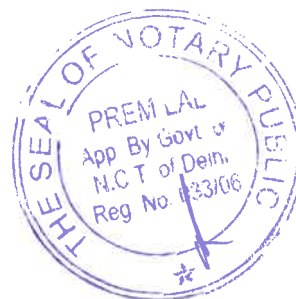
I solemnly state that the contents of this undertaking are true to the best of my knowledge.

Thanking You.

Yours Sincerely



**(Director/ Authorized representative)**  
**(M/s Experion Developers Pvt. Ltd.)**



Solemnly affirmed before me

Notary Public

16.01.2024

**PREM LAL**  
Notary Public  
Number No. 118, Patiala Hous  
New Delhi-110001  
Ph. : 9818017970

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S EXPERION DEVELOPERS PRIVATE LIMITED (THE COMPANY) IN THE MEETING HELD ON THURSDAY, 21<sup>st</sup> SEPTEMBER, 2023**

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**“RESOLVED THAT** Mr. Nagaraju Routhu, Mr. Vaibhav Kumar Shivhare and Mr Suneet Puri, Directors of the Company and/or Mr. Mansoor Azam S/o Mazhar Akbar, Authorized Signatory, be and are hereby jointly or severally authorized, on behalf of the Company to sign, execute and submit/present, various application(s), agreement(s), MOU’s, affidavit(s), drawings, building plans, document(s), writing(s), letter(s), undertaking(s), declaration(s), certificate(s), deed(s) (including making and accepting any amendment / modification thereto) with various State/Central Government Authorities including but not limited to Development Authority/Town and Country Planning Department, State Pollution Control Board, Forest Department, Fire Department, State Electricity Board, State PWD, Airports Authority of India, Ministry of Environment & Forests, GoI, National Highways Authority of India, GoI, Telecommunication Department, Real Estate Regulatory Authority, Authorities under The Contract Labour (Regulation and Abolition) Act, 1970 and The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996 and all other Government Authorities and to provide, submit, information, documents, reports and to represent the Company to obtain NOC(s), clearance(s), clarification(s), sanction(s), approval(s), permission(s) from the concerned authority(ies) in connection with the development of Company’s Project at Sector 45, Noida.

**RESOLVED FURTHER THAT** the Common Seal of the Company may be affixed, if required, on any of such documents as per the provisions contained in the Articles of Association of the Company.

**RESOLVED FURTHER THAT** Mr. Nagaraju Routhu, Mr. Vaibhav Kumar Shivhare, Mr Suneet Puri, Directors of the Company and Mr. Mansoor Azam, Authorized Signatory of the Company, jointly or severally authorised on behalf of the Company to sign, execute and submit/present, various application(s), agreement(s), MOU’s, affidavit(s), drawings, building plans, document(s), writing(s), letter(s), undertaking(s), declaration(s), certificate(s), deed(s) (including making and accepting any amendment / modification thereto)

**RESOLVED FURTHER THAT** Mr. Nagaraju Routhu and Mr Vaibhav Kumar Shivhare, Directors be and are hereby severally authorized to do all such acts, deeds and things as may be necessary or incidental to give effect to the above and to delegate all or any one or more of the aforesaid power/s to any other person(s) by way of letter of authority or Power of Attorney(s) and authorize them to exercise the powers so delegated on behalf of the Company.

**RESOLVED FURTHER THAT** the aforesaid powers entrusted to the above executive(s) of the Company, shall be valid, effective and exercisable by them, so long as they are in the employment or in association of the Company/subsidiary/associate Companies unless revoked earlier by the Board.

**RESOLVED FURTHER THAT** all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are in consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above executive and shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

**RESOLVED FURTHER THAT** a certified copy of this resolution be furnished to anyone concerned or interested in the matter under the signatures of any Director.”

**//CERTIFIED TRUE COPY//**

**For Experion Developers Private Limited**



**Nagaraju Routhu**

**Wholetime Director**

**DIN: 01737862**

**Address:- A-61, 2nd floor, South City-2,  
Islampur (97), Gurgaon, Haryana-122018**