



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	IN-DL54185183553181Y
Certificate Issued Date	14-Jul-2026 05:25 PM
Account Reference	IMPACC (IV)/ dl777003/ DELHI/ DL-SAD
Unique Doc. Reference	SUBIN-DL77700314559649420407Y
Purchased by	SAMS REAL ESTATE PRIVATE LIMITED
Description of Document	Article 4 Affidavit
Property Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	SAMS REAL ESTATE PRIVATE LIMITED
Second Party	Not Applicable
Stamp Duty Paid By	SAMS REAL ESTATE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	100 (One Hundred only)



Please write or type below this line



For SAMS REAL ESTATE PVT. LTD.

Qut

Director



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

E-stamp: IN-DL54185183553181 X

Affidavit-cum-declaration

Affidavit-cum-declaration of Mr. Gaurav Gupta, Director of M/S SAMS Real Estate Pvt. Ltd., promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Company M/S SAMS Real Estate Pvt. Ltd. is developing a project by the name of "SG Nakshatra" on Plot No. 4/BS-02/5 (GH-05), Siddharth Vihar, Ghaziabad, U.P.
2. That the above stated land bearing Plot No. 4/BS-02/5 (GH-05), Siddharth Vihar, Ghaziabad, U.P. is owned by M/s SAMS Real Estate Pvt. Ltd.
3. That it is hereby declared that no other project is registered in RERA on the land of Project out of land from Plot No. 4/BS-02/5 (GH-05), Siddharth Vihar, Ghaziabad, U.P.

For M/S SAMS Real Estate Pvt. Ltd.
For SAMS REAL ESTATE PVT. LTD.



Director
Deponent

Verification

I, Gaurav Gupta, deponent above, do hereby verify the contents of my above affidavit cum declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me on this 21st day of July 2026

For M/S SAMS Real Estate Pvt. Ltd.
For SAMS REAL ESTATE PVT. LTD.



Director
Deponent



ATTESTED
Notary Public
(INDIA)

21 JUL 2026



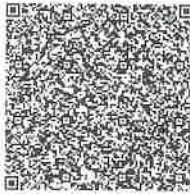
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	IN-DL54186438023834Y
Certificate Issued Date	14-Jul-2026 05:26 PM
Account Reference	IMPACC (IV)/ dl777003/ DELHI/ DL-SAD
Unique Doc. Reference	SUBIN-DL77700314558759897169Y
Purchased by	SAMS REAL ESTATE PRIVATE LIMITED
Description of Document	Article 4 Affidavit
Property Description	Not Applicable
Consideration Price (Rs.)	0 (Zero)
First Party	SAMS REAL ESTATE PRIVATE LIMITED
Second Party	Not Applicable
Stamp Duty Paid By	SAMS REAL ESTATE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	100 (One Hundred only)



Please write or type below this line

For **SAMS REAL ESTATE PVT. LTD.**



Qunt
Director

Statutory Alert:

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Affidavit cum Declaration

Uttar Pradesh Real Estates Regulatory Authority,
Rajya Niyojan Sansthan, Naveen Bhavan,
Kalankar House Road, Old Hyderabad,
Lucknow, Uttar Pradesh-226007

I, Gaurav Gupta, Director of M/S SAMS Real Estate Pvt. Ltd. having registered office at 309, Third Floor, Salcon Aurum, Jasola District Centre, New Delhi-110025, Promoter of the proposed project "SG NAKSHATRA" situated at Plot No. 4/BS-02/5 (GH-05), Siddharth Vihar, Ghaziabad, U.P. 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 "SG NAKSHATRA" situated at Plot No. 4/BS-02/5 (GH-05), Siddharth Vihar, Ghaziabad, U.P. 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 ...60... months.
4. That seventy percent of the amounts realized 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 an accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



For SAMS REAL ESTATE PVT. LTD.

Gaurav

Director

7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee's at the time of allotment of any apartment, plot or building, as the case may be on any grounds.

For M/S SAMS Real Estate Pvt. Ltd.
For SAMS REAL ESTATE PVT. LTD.


Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me on this 21st day of July 2026.

For M/S SAMS Real Estate Pvt. Ltd.
For SAMS REAL ESTATE PVT. LTD.


Director

Deponent



ATTESTED

Notary Public
(INDIA)

21 JUL 2026

SAMS REAL ESTATE PVT. LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S SAMS REAL ESTATE PRIVATE LIMITED (THE COMPANY) AT THEIR MEETING HELD ON 6TH JULY, 2026 AT 11.00AM AT THE REGISTERED OFFICE OF THE COMPANY AT 308-309, 3RD FLOOR, SALCON AURUM JASOLA DISTRICT CENTRE, NEW DELHI 110025

The Chairman informed the Board that, the Company has acquired 28500 (net land area 19750) square meters of land located at Plot No. 4/BS-02/5 (GH-05), Siddharth Vihar, Ghaziabad, UP.

It was further informed that on the said plot of land the Company proposes to develop and construct a Residential Group Housing Project namely "SG NAKSHATRA" comprising of 7 (seven) towers.

In compliance to the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the Company is required to apply for registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and for the same it needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it was

"RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to the Company to file an Application for Registration of SG NAKSHATRA Project Land admeasuring 19750 square meters with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT Mr. Gaurav Gupta, Director, of the company, be and is hereby authorized to sign, submit, apply, correct, amend application, document, form, affidavit, agreement, undertaking, Affidavit RA-1, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project with Uttar Pradesh Real Estate Regulation Authority."

RESOLVED FURTHER THAT Mr. Gaurav Gupta, Director of the Company, be and is hereby also authorized to represent the Company, engage consultants and advisors and do all such acts, deeds and things as may be required for registration of the above project with Uttar Pradesh Real Estate Regulation Authority."

For and on Behalf of the Board,

SAMS Real Estate Private Limited

For SAMS REAL ESTATE PVT. LTD.



DIRECTOR

Director