

Bond	Indian-Non Judicial Stamp Haryana Government		Date : 07/11/2025
Certificate No.	G0G2025K782		Stamp Duty Paid : ₹ 101 <small>(Rs. Only)</small>
GRN No.	142043382		Penalty : ₹ 0 <small>(Rs. Zero Only)</small>
<u>Deponent</u>			
Name :	Blitzbay developers pvt ltd		
H.No/Floor :	0	Sector/Ward :	Landmark : Na
City/Village :	Gurugram	District :	Gurugram
Phone :	78*****16	State :	Haryana
Purpose : AFFIDAVIT to be submitted at Concerned office			

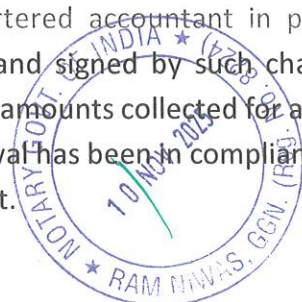
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Affidavit cum Declaration

Affidavit-cum-Declaration Mr. Chhater Singh, S/o Dhan Singh duly authorized by the promoter of the proposed project, vide authorization letter/Board Resolution dated 13th October, 2025.

I, Chhater Singh, duly authorized 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 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 the Promoter is on or before 15.10.2030.
4. That, seventy percent of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ascheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



For BLITZBAY DEVELOPERS PVT LTD.

Authorized Signatory

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 at the time of allotment of any apartment, plot, or building, as the case may be, on any grounds.

For BLITZBAY DEVELOPERS PVT. LTD.
Deponent
Authorized 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 Gurgaon on this day 10th day of November 2025.

For BLITZBAY DEVELOPERS PVT. LTD.
Deponent
Authorized Signatory



ATTESTED
RAM NIWAS MALIK, ADVOCATE
NOTARY, GURGAON (Haryana) INDIA

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Deponent			Penalty : ₹ 0
Name : Blitzbay developers pvt ltd			(Rs. Zero Only)
H.No/Floor : 0	Sector/Ward :	Landmark : Na	
City/Village : Gurugram	District : Gurugram	State : Haryana	
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Purpose : AFFIDAVIT to be submitted at Concerned office			

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AFFIDAVIT

Affidavit of Mr. Chhater Singh, Director of Blitzbay Developers Private Limited the Promoter of the Proposed Project SMARTWORLD ES

I, **Chhater Singh**, Director of the promoter **Blitzbay Developers Private Limited**, do hereby solemnly declare, undertake, and state as under:

1. That the project **SMARTWORLD ES**, is proposed to be delivered on land area 24,000 Sq. Mt., situated at Plot No. H-07, Sector 98, Noida, Uttar Pradesh.
2. That I affirm and declare that there is no other project registered with U.P. RERA on the same plot and khasra number on which the Company/Promoter is developing this project.
3. That the Company/Promoter has neither accepted any booking in the proposed project, **SMARTWORLD ES** nor has received any advance towards any unit of the project till today. Further, the Company has not advertised/invited booking in the project **SMARTWORLD ES**, proposed to be developed by the Promoter.

For BLITZBAY DEVELOPERS PVT. LTD.


Deponent Authorized Signatory

Verification

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

For BLITZBAY DEVELOPERS PVT. LTD.


Authorized Signatory

Verify by me at Gurugram on this 10th day of November 2025



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY ANDHRA PRADESH (H.P.) INDIA

Deponent

BLITZBAY DEVELOPERS PRIVATE LIMITED

Regd. Office: 12A Floor, Tower 2, M3M IFC, Sector-66, Gurugram-122002, Haryana

CIN: U68200HR2025PTC128551, Email: blitzbaydevelopers@gmail.com, Tel: 0124-6600000

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BLITZBAY DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, 13th OCTOBER 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT 12A FLOOR, TOWER 2, M3M INTERNATIONAL FINANCIAL CENTER, SECTOR-66, GURUGRAM-122002, HARYANA.

"RESOLVED THAT Mr. Chhater Singh (aadhar no. 626428594220), Director of the Company be and is hereby authorized for and on behalf of the Company to sign, execute, file and submit all necessary application(s), affidavit(s), undertaking(s), declaration(s), papers or any other documents with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UPRERA) or any other concerned authority in relation of Company' proposed Project situated at Plot No. H-07, Sector 98, Noida, Uttar Pradesh.

RESOLVED FURTHER THAT the above Authorised Signatory be and is hereby authorized to appear and/or represent the Company before the aforesaid authority(ies) as and when required and to do all such lawful acts, matters deeds, and things as may be necessary in relation to the aforesaid matter.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed by aforesaid Authorised Signatories shall be deemed to be valid and enforceable only if the same are 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 signatory(s) and shall not bind the Company against any third parties or before any authorities whatsoever in any manner and that the Board shall not be held responsible for such acts.

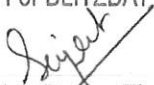
RESOLVED FURTHER THAT the above Authorised signatory shall comply with all the applicable acts, rules, and regulations and any amendments/enactments, re-enactments thereof and will solely be liable and responsible for all such acts, deeds, and things and shall keep the Company fully indemnified and harmless in this regard.

RESOLVED FURTHER THAT the afore mentioned authority in favour of the above Authorised Persons shall remain in force till they are in association/ employment of the Company or till powers entrusted herein in their favor are revoked by the Board whichever is earlier.

RESOLVED FURTHER THAT a copy of this resolution certified by any Director of the Company be furnished to anyone concerned or interested in this Resolution."

Certified True Copy

For Blitzbay Developers Private Limited
FOR BLITZBAY DEVELOPERS PVT. LTD.


Sujeet Ranjan Tiwari
(Director)

DIN: 10874346

Director