

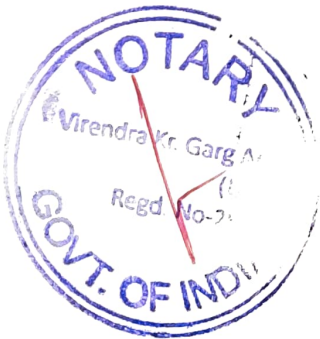
FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ram Lakhan, Director, Baba Projects Private Limited, having its Corporate Office at C-63, Block-C, Sector 58, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201301, duly authorized by the Promoter of the proposed project Delta Square situated at Plot No. SLC-08/G/6, Sector -Delta 2, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201308, vide Board Resolution Dated –16.10.2025.

I, Ram Lakhan, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the 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 15.10.2030.
4. That seventy per cent of the amounts to be 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 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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.




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

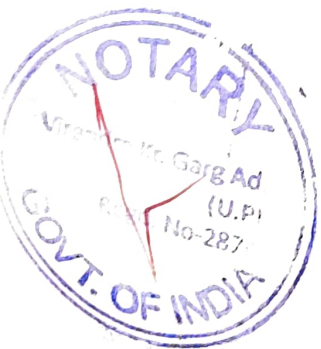
Verification


Baba Projects Pvt. Ltd.
Director
Deponent

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 at Gautam Buddha Nagar on this day of 17th October 2025.


Baba Projects Pvt. Ltd.
Director
Deponent



ATTESTED
Virendra Kumar Garg Ad
Notary Reg No-2874
G B Nagar



BABA PROJECTS PVT. LTD.



CIN : U45200JH2005PTC011780
ISO 9001-2015 CERTIFIED COMPANY

Ref No.

Date:.....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF BABA PROJECTS PRIVATE LIMITED ON THURSDAY 16TH OCTOBER 2025 AT 11.00 A.M. AT CORPORATE OFFICE OF THE COMPANY AT C-63, BLOCK-C, SECTOR 58, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, PIN-201301.

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely **Delta Square**, on Land area admeasuring 2,313.47 Sq. Mtrs. situated at Plot No. SLC-08/G/6, Sector -Delta 2, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh.

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**Delta Square**" with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors / Officials of the Company to prepare, submit and execute Application(s), Affidavit(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter. and it is Resolved:

"RESOLVED THAT the consent of board of directors be and is hereby accorded to file an Application for Registration of "**Delta Square**" Project Land admeasuring 2,313.47 Sq. Mtrs. 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 the consent of the Board of Directors be and is hereby accorded to authorize **Mr. Ram Lakhan**, Director of the Company, to sign and execute, on behalf of the Company, all applications, forms, affidavits, agreements, undertakings, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, and other requisite documents related to **UP RERA compliance**, including submission, correction, amendment of applications and documents, filing of QPRs, and presenting the same before the Hon'ble UP RERA Authority/its Officials/its Benches and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

Baba Projects Pvt.Ltd.

Suchit Prasad Sinha

Baba Projects Pvt. Ltd.
(Managing Director)
Director

DIN -00976740

Accepted by

Ram Lakhan

Baba Projects Pvt. Ltd.
(Director)
Director

DIN-00976822