

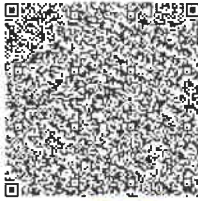
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



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Certificate No.	: IN-UP27533264758172T
Certificate Issued Date	: 10-Nov-2021 10:21 AM
Account Reference	: NEWIMPACC (SV)/ up14013104/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401310444780029320173T
Purchased by	: RGB INFRA LLP
Description of Document	: Article 4 Affidavit
Property Description	: UP
Consideration Price (Rs.)	:
First Party	: RGB INFRA LLP
Second Party	: REAL ESTATE REGULATORY AUTHORITY UTTAR PRADESH
Stamp Duty Paid By	: RGB INFRA LLP
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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PLEASE SEE NEXT PAGES FOR AFFIDAVIT CUM
DECLARATION FORM

FORM - 'B'

[See rule 3(4)]

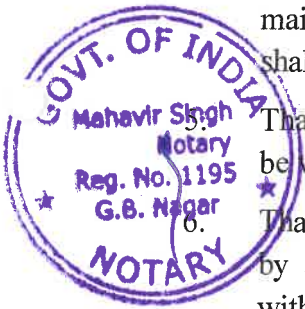
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Anurag Sharma duly authorized by the promoter of the proposed project, vide his authorization dated 26.03.2021;

I, Anurag Sharma 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 to be carried out AND a legally valid authentication of title of such land of the real estate project is enclosed herewith.
2. That, the said land is free from all encumbrances except as recorded with The Ministry of Corporate Affairs, Government of India (annexed herewith as A1).
3. That the time period within which the project shall be completed by Promoter is 20.10.2026.
4. That, seventy per cent of the amounts realized by Promoter for the real estate project allottees, from time to time, shall be deposited in a separate account to be maintained scheduled bank to cover the cost of construction and the land cost and shall be used only 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.



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 RGB INFRA LLP
Deponent
Authorised Signatory

Verification

I, the deponent above, do here by 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 on this10..... day of.....Nov.....

For RGB INFRA LLP
Deponent
Authorised Signatory



ATTESTED

**MAHAVIR SINGH
NOTARY
G B NAGAR**

11 0 NOV 2021

Charges Registered

Company
CIN/FCRN/LLPIN/FLLPIN AAI-3513
Company / LLP Name RGB INFRA LLP

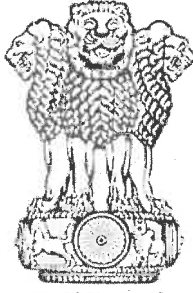
Charges Registered

SNo	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	M21884051	100443019	IIFL HOME FINANCE LIMITED	27/03/2021	10/06/2021	-	750000000.0	IIFL House, Sun Infotech Park, Road No. 16V,Plot No. B- 23,MIDC, Thane Industrial Area, Wa Thane MH 400604 IN



For RGB INFRA LLP

Authorised Signatory

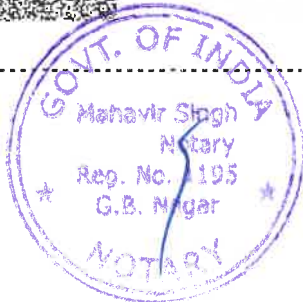
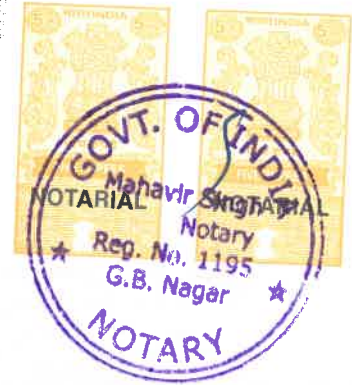


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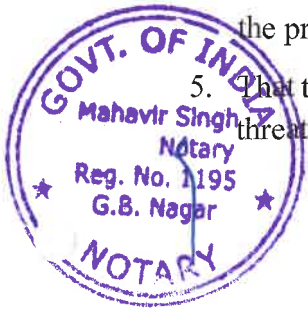
PLEASE SEE NEXT PAGE FOR AFFIDAVIT

To,
The Secretary,
Uttar Pradesh RERA,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007.

AFFIDAVIT

I, **Anurag Sharma** S/o Shri Omdutt Sharma R/o Village: Bhudia, Uttar Pradesh authorized Signatory of M/s RGB Infra LLP (Promoter Registration No. UPRERAPRM149681) (hereinafter '**Developer**') do hereby solemnly under oath affirm and declare as under:

1. That the developer has planned to develop a Commercial Project upon Plot Nos. C1-C2, Jaypee Greens Wishtown, Sector 131, Noida, Gautam Budh Nagar admeasuring 6972 sq. mtr. by the name and style of 'Saya Piazza' (hereinafter '**Project**').
2. That the developer has already applied for registration of the project before this Hon'ble Authority vide application identification No ID333155.
3. That it is hereby confirmed that no other project, of any nature, has ever been registered with this Hon'ble Authority (i.e. the Uttar Pradesh Real Estate Regulatory Authority) upon the above mentioned Plot No C1-C2, Jaypee Greens Wishtown, Sector 131, Noida, Gautam Budh Nagar.
4. That the developer has so far taken no bookings or made any allotment in the Project and hereby undertakes not to commence any sales or marketing activity with regard to the project until project registration is obtained from this Hon'ble Authority.
5. That this affidavit is given by me out of my free will and volition without any coercion, threat or undue influence.




For RGB INFRA LLP
DEPONENT

Authorised Signatory

Verification

I, the deponent, on this 10 day of November, 2021 at Gautam Budh Nagar, verify the contents of Para 1 thru 5 to be true and correct to the best of my knowledge and state that nothing material has been concealed herein.

ATTESTED

MAHAVIR SINGH
NOTARY
G B NAGAR

11 0 NOV 2021


For RGB INFRA LLP
DEPONENT

Authorised Signatory