



1. That promoter has a legal title to the land on which the development of the proposed project is proposed

AND a legally valid authentication of title of such land is enclosed herewith.

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 15/11/2028.

4. That seventy percent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

8. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 of building, as the case may be, on any grounds.



*[Handwritten signature in blue ink]*

I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

  
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 at Noida, U.P. on 29<sup>th</sup> day of November, 2023.

  
Deponent



**ATTESTED**

  
Narendra Narayan Agnihotri  
Advocate (Notary)  
R. No. - 2320  
Noida

29 NOV 2023

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF STELLAR SPRING PROJECTS PRIVATE LIMITED ("THE COMPANY") IN THEIR MEETING HELD ON WEDNESDAY THE 04TH DAY OF OCTOBER, 2023 AT 11:00 A.M. AT THE CORPORATE OFFICE OF THE COMPANY SITUATED AT C-56/9, SECTOR – 62, NOIDA, UP – 201301.

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**AUTHORIZATION TO MR. BENNY K JOHN FOR TPT, PTM ETC.**

“RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Benny Kochukudiyil John, Authorized Signatory of the Company to sign and execute application, deeds/agreements, Third Party Agreement (TPT), to issue Allotment Letter, Permission to Mortgage (PTM), submitting documents relating to RERA applying for Approved Project Financial (APF) to bank and any other documents relating to allotment of units in the project namely “Stellar One Phase-II” at Greater Noida (West).”

“RESOLVED FURTHER THAT Mr. Benny Kochukudiyil John, Authorized Signatory of the Company be and is hereby authorized to take further action in this regard and sign all the documents required for the said purpose.”

RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned to the Company.

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter.”

FOR STELLAR SPRING PROJECTS PRIVATE LIMITED

AKSHAY MOHAN SETHI  
DIRECTOR  
DIN 02347886  
A-44, SECTOR-17,  
NOIDA-201301