

Notary Ticket A/Tix Rs 100

# भारतीय गैर न्यायिक



TEN RUPEES

₹.10

Rs.10

## INDIA NON JUDICIAL

Certified by Notary



UTTAR PRADESH

88AE 768843

FORM 'B'

[See rule3 (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. Om Prakash Pandey** (Authorized Signatory) duly authorized by the promoter "**HOABL Realtech Private Limited**" of the proposed project "**The Sarayu 5 (The Sarayu Phase 2C)**".

I, Mr. Om Prakash Pandey, duly authorized by the promoter of the proposed project "**The Sarayu 5 (The Sarayu Phase 2C)**" 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 project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is by **30<sup>th</sup> June 2028**.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the Allottees, from time to time, shall be deposited in a

For HOABL Realtech Private Limited

Authorized Signatory

दिनांक 24<sup>10</sup> जून 2025 कोमत 10.15  
नाम क्रेता HOABL Realtech Pvt. Ltd.  
शामिल नं० 8281  
विक्रेता का नाम- श्याम जी श्रीवास्तव, ला० नं०- 6  
दिक्री का स्थान- उपनिबन्धक कार्यालय सदर, अयोध्या  
कार्यक्रम की अवधि 24 से 28  
gms

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



**Certified by Notary**

For HOABL Realtech Private Limited

Authorized Signatory  
Deponent

**Verification**

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

Verify by me at Ayodhya on 19.02.2025

For HOABL Realtech Private Limited

Authorized Signatory  
Deponent

**ATTESTED BY ME**

UMESH NARAIN  
ADVOCATE & NOTARY  
GOVT OF INDIA

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HOABL REALTECH PRIVATE LIMITED (FORMERLY KNOWN AS PADMASIDDH REALTECH PRIVATE LIMITED) ON WEDNESDAY, 19<sup>TH</sup> JULY 2023 AT THEIR REGISTERED OFFICE.**

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**“RESOLVED THAT** in supersession of the earlier resolution passed at the meeting of Board of Directors dated 16<sup>th</sup> November 2022 and pursuant to the provisions of section 179 and 21 and other applicable provisions, if any, of the Companies Act, 2013 Act) read with Companies (Meeting of Board and its powers) Rules, 2014 and other applicable rules under the Companies Act 2013 (including any statutory modification(s) or re-enactment thereof for the time being in force), the consent of the Board be and is hereby accorded to authorize **Mr. Rakesh Gupta and Mr. Sagar Gawde, Directors of the Company along with Mr. Ashwinder Matharu, Mr. Ramnandanam Pandey, Mr. Shivaprakash Dube and Mr. Jignesh Gosalia as Authorized Signatory (Collectively to be referred as “Authorized Signatories”)** on behalf of the Company severally to:

- a) To enter into any Sale, Memorandum of Understanding, Development Agreement, Joint Development Agreement, Power of Attorney, Agreement for Sale, Sale, Sale Deed, Deed of Conveyance, Consent Deed, Deed of Confirmation, Deed of Cancellation, Escrow agreement, Agreement for Promotion, Advertisement and such documents pertaining to acquisition of the property admeasuring approximately **50 acres** of land situate, lying and being at Village Manjha Tihura, Haveli Avadh, Tahasil Sadar Janapad, Ayodhya, Uttar Pradesh present or in future or Any other property in the state of Uttar Pradesh to be undertaken by Company;
- b) To enter into Term Sheet, Letter of Intent and such other documents required for initialization of the deal and negotiate with landowners, their advocates, and consultants for the same;
- c) To execute and register, present for registration any and all documents pertaining to the previously mentioned properties and / or Projects including other documents not specifically stated hereinabove in point no. (a) and to do all acts, deeds, actions in relation to acquisition, development, disposition of the properties mentioned hereinabove;
- d) To apply to the Collector (District Magistrate), Town Planning Authority, Ayodhya Development Authority, Sub-Divisional Magistrate ,Additional District Magistrate , Tahsildar, Revenue Officer, Talathi, MD/Chief Engineer / Executive Engineer of UP Power Corporation Limited Ayodhya, Commissioner / Additional commissioner of Nagar Nigam Ayodhya, Chief Engineer / Executive Engineer of UP Housing Board (UP Awasi Vikas ) or any such Board, Irrigation, and Registrar and sub registrar, and executive engineer, Badh Khand (flood management authority) , all other government offices, and authorities, for seeking permissions, sanctions, licenses, approvals, No Objection Certificates (NOC), including but not limited to Non-Agricultural Permission in respect of either of or all of the land parcels mentioned hereinabove for the purpose of development of the Project and to do all actions to effectuate complete development of the Project;
- e) To apply for revision/ amendment of Non-Agricultural permission, Taluka Inspector of Land Records (T.I.L.R), any other government authorities, revenue authorities, local authorities, local municipal authorities for seeking permissions, sanctions licenses etc;

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**HOABL REALTECH PRIVATE LIMITED**

(Formerly known as PADMASIDDH REALTECH PRIVATE LIMITED)

**Regd. Off:** Lodha Excelus, 3<sup>rd</sup> Floor, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.

**CIN No.:** U70109MH2021PTC357485 | **GST No.:** 27AALCP8809L1ZO | ✉ compliance@hoabl.in | ☎ 022-71519000

- f) To carry out such other things and execute, register, notarize such other documents, applications, NOCs as may be required for the acquisition of the properties or projects undertaken by Company;
- g) To sign all documents including Agreement for Sale, Deed of Sale, Deeds of Conveyance, Deeds of Settlements, Deed of Confirmation, Deed of Cancellation, Deed of Rectification and such other documents to be executed and registered with the customers in respect of the Project;
- h) To appear before the UP Real Estate Regulatory Authority (UP RERA) (Awas Bandhu), UP RERA Appellate Tribunal, sign verify and execute all documents including complaints, suits, petitions, replies, rejoinders, affidavits, declarations and such other documents in UP as well as in any other states to safeguard the interest of the Company;
- i) To sign, verify and execute all documents including complaints, suits, petitions, replies, rejoinders, affidavits, declarations, Vakalatnamas and such other documents to safeguard the interest of the Company
- j) To sub delegate all or any powers hereby conferred to other Officers/Officers of the Company, external consultants, professionals, lawyers etc. as he may think fit and proper in the interest of the Company;
- k) To do and execute such other things as may be required in respect of the aforementioned properties from time to time;

**RESOLVED FURTHER THAT** the Directors of the Company be and are hereby severally authorized to certify the resolution and issue the same to all concerned parties.”

**#Certified True Copy#**

**For and on behalf of  
HOABL Realtech Private Limited**

RAKESH Digitally signed  
by RAKESH  
RAMDA RAMDAS GUPTA  
S GUPTA Date: 2023.08.23  
16:39:20 +05'30'

**Rakesh Gupta  
Director  
DIN: 10241667**

**Date: 23<sup>rd</sup> August 2023  
Place: Mumbai**

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