



सत्यमेव जयते

e-Stamp

Certificate No.	: IN-UP01526642221507X	₹100
Certificate Issued Date	: 15-Feb-2025 03:34 PM	
Account Reference	: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN	
Unique Doc. Reference	: SUBIN-UPUP1401380400245545970515X	
Purchased by	: EXOTICA INFRATECH LLP	
Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: EXOTICA INFRATECH LLP	
Second Party	: Not Applicable	
Stamp Duty Paid By	: EXOTICA INFRATECH LLP	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	

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Signature

Kanika

ACC Name - Kanika Aggarwal ACC Code - UP14013804

ACC Add - Noida - Mobile - 9860236878

License No. - 180/2020, Tehsil & Distric - G.B. Nagar



₹100

Please write or type below this line

IN-UP01526642221507X

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Statutory Alert:

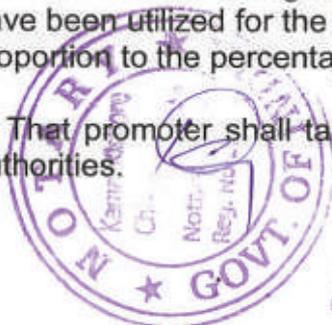
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rakesh kumar jain authorized Signatory, M/s Exotica Infratech LLP. having its Registered office at 228 Jagirit enclave Delhi-110092 duly authorized vide board Resolution Dated -12-02-2025 by promoter of the proposed project, **Proposed IT Project at sector 132 Noida** situated at plot no. A-3A Sector 132 Noida, Gautam Buhha Nagar UP. 201301

I Rakesh kumar Jain, 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 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 10-01-2030
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.
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.



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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.

Rakesh Jain

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 on me day of 12-02, 2025

Rakesh Jain

Deponent



ATTESTED
Karam Kishore
Advocate
Regd. No. 21424
Notary Public Delhi

21 FEB 2025

EXOTICA INFRATECH LLP

(Previously Know as "Abloom Infotech Private Limited")

Regd. Office: 228, Basement, Jagriti Enclave, Gate No. 1, Delhi - 110092

Phone No.: 011- 22162216 | Email ID: manageraccounts@exoticahousing.in

LLPIN: ACF-6486

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF EXOTICA INFRATECH LLP ("FIRM or LLP") HELD ON 12th FEBRUARY 2025 THROUGH VC / AC

APPROVAL FOR REGISTRATION OF REAL ESTATE PROJECT WITH RERA, UTTAR PRADESH

"RESOLVED THAT consent of the Designated Partners be and is accorded for registration of the proposed IT park project at Sector 132, Noida with the Real Estate Regulatory Authority (RERA), Uttar Pradesh, in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the applicable rules and regulations as prescribed by RERA, Uttar Pradesh.

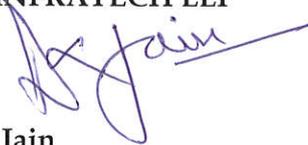
RESOLVED FURTHER THAT Mr. Rakesh Kumar Jain, Designated Partner of the LLP be and is hereby authorised to act as the authorized signatory for the submission of the registration application, along with all necessary documents and declarations, to the RERA Authority, Uttar Pradesh and also authorized to sign and submit all required forms, agreements, affidavits, declarations, copies of title deeds, all necessary approvals from local authorities, project details and to make any corrections or updates as needed during the registration process.

RESOLVED FURTHER THAT Mr. Rakesh Kumar Jain, Designated Partner of the LLP be and is hereby further authorised to take any further actions that may be necessary to complete the registration process, as per RERA's guidelines, and to resolve any issues that may arise during the process.

RESOLVED FURTHER THAT Mr Pankaj Rathore S/o Late Sh. Krishan Lal Rathore, R/o House No. 372, Than Singh Nagar, Anand Parbat, Delhi-110005, authorized signatory of the LLP be and is hereby further authorised to act for bench purpose, as per RERA's guidelines, and to resolve any issues that may arise during the process.

RESOLVED FURTHER THAT this resolution be communicated to the relevant authorities duly signed by any partner of the LLP."

Certify True Copy
For EXOTICA INFRATECH LLP



Dinesh Kumar Jain
(Designated Partner)
DPIN: 00264691
