



INDIA NON JUDICIAL



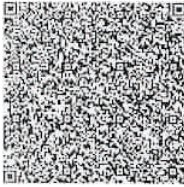
IN-UP18928211254353W

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP18928211254353W
Certificate Issued Date : 24-Dec-2024 07:36 PM
Account Reference : NEWIMPACC (SV)/ up14079204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407920434822448771386W
Purchased by : PRESTIGE PROJECTS PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : PRESTIGE PROJECTS PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : PRESTIGE PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

VAISHALI NAGPAL
Lic. No-487, e-Stamp Vendor
ACC No-UP14079204
GHAZIABAD



Please write or type below this line

FORM-B
[See Rule 3(4)]

Affidavit-cum-Declaration

I, Sana Rezwan, Authorized Signatory of the Prestige Projects Private Limited, a company incorporated under the Company's Act, 1956, having its registered office at Prestige Falcon Tower, No. 19, Brunton Road, Benagaluru - 560025, Karnataka, at presently its site office at the Prestige City, Indirapuram, NH-24, Village Akbarpur Behrampur, Mirzapur, Shahbad alias Mitthepur, Ghaziabad, Uttar Pradesh, the Promoter of the of the proposed project namely Mulberry at The Prestige City, situated at Indira Puram Extension, N.H.-24-Ghaziabad,- 201014, U.P. do hereby solemnly declare, undertake and state as under:

1. That SGS Construction & Developers Private Limited (Co-Promoter) has a legal title to the land on which the development of the proposed project is to be carried out



Statutory Alert:

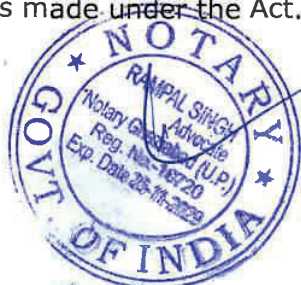
1. The authenticity of this Stamp certificate should be verified at www.eStamp.com or using e-Stamp Mobile App (Android/iOS).
2. The onus of checking the legitimacy is on the user of the website / Mobile App.
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18 MAR 2025

And

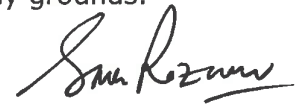
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner i.e. Co-Promoter and Promoter for development of the real estate project is enclosed herewith.

2. That there is encumbrance by way of exclusive charge over the project land along with other land parcels owned by the Promoter. The Promoter has availed a loan of Rs. 171 Crores (Rupees One Hundred Seventy-One Crore) from ICICI Bank, for a term of 39 months by way of depositing title deeds with bank's security trustee Catalyst Trusteeship Limited, having its office at 910-911, 9th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi - 110001.
3. That the time period within which the project shall be completed by the promoter is 27.11.2029.
4. That seventy per cent of the amounts realised 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 utilised 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.



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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.



Deponent

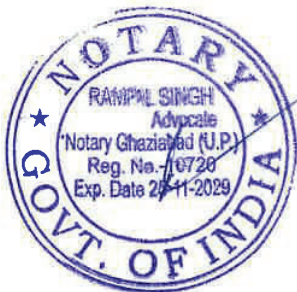
Verification

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

Verified by me at _____ on this ____ day of _____.



Deponent




ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No. -10720
Exp. Date 25-11-2029

18 MAR 2025



CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PRESTIGE PROJECTS PRIVATE LIMITED AT THEIR MEETING HELD ON JULY 15, 2024 HELD AT THE REGISTERED OFFICE AT PRESTIGE FALCON TOWER, NO.19, BRUNTON ROAD, BANGALORE – 560025

AUTHORISATION TO APPEAR FOR AND REPRESENT THE COMPANY BEFORE VARIOUS AUTHORITIES:

“RESLOVED THAT Ms. Sana Rezwan, Executive Director of Prestige Estates Projects Limited, Holding Company, be and is hereby authorised, to appear for and represent the Company for itself and as power of attorney holder for others in NCR Region before various statutory authorities, Government and Semi-Government, including but not confining to the Town Planning Department, Tahsildar, Assistant Commissioner, Deputy Commissioner, Municipal Authorities, Development Authority, Electricity Supply Companies and Board, Water Supply and Sewerage Board, Metropolitan Regional Development Authority, Industrial Area Development Board, Town Municipal Council, National Highways Authority, State Highways Authority, Northern Railways, Delhi Telephone Authorities, Police Department, Airport Authorities, Fire Force Authorities, Industries Department, State Pollution Control Board, Environment Authorities, Infrastructure and Development Department, Urban Development Department, Housing Development Department, Departments of Energy, Forest and Ecology, Tourism Department and in all other Offices of State, Union Territories and Central Governments and to apply for and obtain necessary consents, no objection certificates, permissions, licenses, plans, conversions, sanctions, permits and all other orders required for development and for securing the sanction of license and plan/s, sanction for buildings on lands owned by the Company or taken for development by the Company under any agreements from its owners and any other development and also for Power/ Water supply and other infrastructure and all other connected utilities and purposes as may be required from time to time and for the said purposes, sign and execute necessary petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required for securing the aforesaid and to take all steps necessary there for and also apply for renewals thereof and pay necessary charges levies, premiums and all other sums that may be demanded both for sanction/s and/or for renewal/s without any limitations.”

PRESTIGE PROJECTS PRIVATE LIMITED

CIN: U45201KA2008PTC046784

Registered office: Prestige Falcon Tower, No.19, Brunton Road, Bangalore – 560025

Email: secretarial@prestigeconstructions.com

Website: www.prestigeconstructions.com



RESOLVED FURTHER THAT, Ms. Sana Rezwan be and is hereby authorised to delegate the above-mentioned powers to such other officials and authorised signatories to do all such things as she may deem necessary.

RESOLVED FURTHER THAT any of the Director or Company Secretary of the Company be and is hereby authorized to sign and execute this resolution and submit to the necessary authorities as required."

// Certified True Copy//

For Prestige Projects Private Limited

Badrunissa Irfan

Director

DIN: 01191458

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