



Certificate No. GOD2023D1505

GOD2023D1505

Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 100829340

100829340

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Lavish Buildmart Pvt Ltd

H.No/Floor : 0

Sector/Ward :

LandMark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 78*****14



Buyer / Second Party Detail

Name : Others

H.No/Floor : Na

Sector/Ward : Na

LandMark : Na

City/Village : Na

District : Na

State : Na

Phone : 78*****14

Purpose : AFFIDAVIT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vijay Kumar Aggarwal S/o Mr. Rajender Prasad duly authorized by board of directors of the proposed project, vide their Board resolution dated 05.04.2023.

I, 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 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 06.04.2028.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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.

LAVISH BUILD MART PRIVATE LIMITED


Director/Auth. 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.

Verified by me at Gurugram on 05th day of April, 2023



ATTESTED

RAM NIWAS MALIK, ADVOCATE
NOTARY, GURUGRAM (HR.) INDIA

05 APR 2023

LAVISH BUILD MART PRIVATE LIMITED


Director/Auth. Signatory
Deponent

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LAVISH BUILDMART PRIVATE LIMITED IN THEIR MEETING HELD ON 5TH APRIL 2023 AT ITS REGISTERED OFFICE AT 6TH FLOOR, M3M TEE POINT, NORTH BLOCK, SECTOR-65, GURUGRAM-122101, HARYANA.

“RESOLVED THAT in continuation and partial modification to the earlier resolution passed by the Board of Directors of the Company in their meeting held on 6th March 2023 in this regard, Mr. Neeraj Arora, and Mr. Vijay Kumar Aggarwal, Directors of the Company and Mr. Sandeep Sharma (Aadhar No. 809700696814), Authorised Signatory for and on behalf of the Company be and are hereby severally authorized for and on behalf of the Company to sign, execute, file and submit all necessary application(s), affidavit(s), undertaking(s), declaration(s), papers or any other documents, if required with the Hon’ble Uttar Pradesh Real Estate Regulatory Authority (“**UPRERA**”) or any other concerned authority in relation to Company’s Project situated at **Plot No. 1, Sector-94, Noida, Uttar Pradesh.**

RESOLVED FURTHER THAT the above mentioned authorised persons be and are hereby severally authorized to appear and/or represent the Company before the aforesaid authority(ies) as and when required and to do all such lawful acts, matters deeds and things as may be necessary in relation to the aforesaid matter.

RESOLVED FURTHER THAT the above mentioned authorised persons shall comply with all the applicable acts, rules and regulations and any amendments/enactments, re-enactments thereof and will solely be liable and responsible for all such acts, deeds and things and shall keep the Company fully indemnified and harmless in this regard.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above mentioned authorised persons and shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

RESOLVED FURTHER THAT the aforementioned authority in favour of the above mentioned authorised persons shall remain in force till they are in association/employment of the Company or till powers entrusted herein in their favour are revoked by the Board whichever is earlier.

RESOLVED FURTHER THAT a Certified Copy of the foregoing Resolution signed by any Director of the Company be issued to anyone concerned or interested in the matter.”

For Lavish Buildmart Private Limited



Director