



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP32466911713572X

e-Stamp



Certificate No. : IN-UP32466911713572X
 Certificate Issued Date : 09-May-2025 06:13 PM
 Account Reference : NEWIMPACC (SV)/ up14233704/ MURADABAD SADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1423370462339449844161X
 Purchased by : LOHIA DEVELOPERS INDIA PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : LOHIA DEVELOPERS INDIA PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : LOHIA DEVELOPERS INDIA PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



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Please write or type below this line

For Lohia Developers (India) Pvt Ltd

 Authorised Signatory


This stamp paper is attached to and is an integral part of Affidavit (Form B) of Lohia One Project being developed by Lohia Developers (India) Pvt. Ltd.

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.

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FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pyush Lohia, Director, Lohia Developers (India) Pvt. Ltd., having its Registered Office at Lakri Fazalpur, Delhi Road, Moradabad Uttar Pradesh PIN-244001, duly authorized by the Promoter of the proposed project Lohia One situated at Khasra Nos.- 560, 561, 562, 609, 610, 612, 613 Village Pakbara, Tehsil & District Moradabad, Uttar Pradesh, PIN- 244001 vide Board Resolution Dated -05.02.2024.

I, Pyush Lohia, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

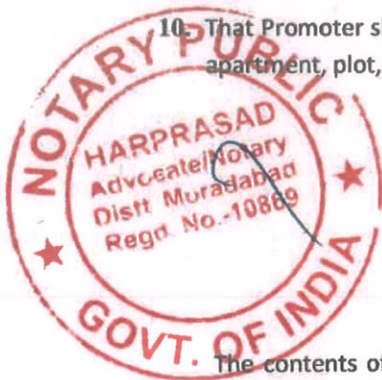
1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the land area admeasuring 3,348.47 square meters out of 39,024.98 square meters, has been mortgaged in favor of the Moradabad Development Authority through Mortgage Deed Document No. 1428, Book No. 1, Volume No. 14882, Page No. 205 to 224 on dated-30.01.2024, for assuring Internal Development.
3. That the time period within which the project shall be completed by the Promoter is 30.01.2029.
4. That seventy per cent of the amounts to be realized by the 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 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.

For Lohia Developers (India) Pvt Ltd



Authorised Signatory

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.



For Lohia Developers (India) Pvt Ltd

Verification

Deponent
Authorised Signatory

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 Moradabad on this day of 10th May, 2025.

For Lohia Developers (India) Pvt Ltd

Deponent
Authorised Signatory

8 YUSH LOHIA
9/5/25

I solemnly affirm that I am the deponent who is named in the above affidavit and I have read and understood the contents of the affidavit and I have explained the same to the deponent and he has explained the same to me. I have also explained the same to the deponent and he has explained the same to me. I have also explained the same to the deponent and he has explained the same to me.

HARPRASAD
Advocate/Notary
Regd. No. 10889
Distt Moradabad



WORLDSPACE

a Lohia Global Enterprise

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF LOHIA DEVELOPERS INDIA PRIVATE LIMITED ON MONDAY, 05TH FEBRUARY 2024 AT 11.00 A.M. AT CORPORATE OFFICE OF THE COMPANY AT 3RD FLOOR, CENTRUM MALL, SULTANPUR, DELHI PIN-110030.

The Chairman informed the Board that, the Company is developing a Residential Project namely **Lohia One** situated at Khasra No. 560,561,562, 609,610,612,613 Village Pakbara, Tehsil & District Moradabad, Uttar Pradesh, PIN- 244001.

Now, Company required to apply for Registration of the said Project with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Documents(s), and Affidavit(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

"RESOLVED THAT the consent of board of directors be and is hereby accorded to file an Application for Registration of **Lohia One** Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT Mr. Vibhor Kumar Gupta / Mr. Pyush Lohia Director of the company Jointly or severally be and hereby authorized to apply, sign, submit, correct, amend application, document, form, Affidavit, agreement, undertaking, Form-B (Affidavit cum Declaration), UP RERA Compliance, Filing of QPRs, to present before Hon'ble UP RERA Authority / its Official(s) / its Bench(es) and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board,

Lohia Developers India Pvt. Ltd.

Accepted by

(Vineet Kumar Gupta)

Name: Vibhor Kumar Gupta

Pyush Lohia

DIN No. 00290047

DIN No. – 00318149

DIN No. – 01781728



Lohia Developers (India) Pvt. Ltd.

Corporate Office:
3rd Floor, Centrum Mall, Sultanpur,
M.G. Road, New Delhi - 110030 (India)
Contact: 011 2922 9530

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hello@lohiaworldspace.com



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Government of Uttar Pradesh



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Purchased by

: LOHIA DEVELOPERS INDIA PVT LTD

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: LOHIA DEVELOPERS INDIA PVT LTD

Second Party

: Not Applicable

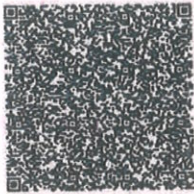
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For Lohia Developers (India) Pvt Ltd

Authorised Signatory

This stamp paper is attached to and is an integral part of Affidavit of Lohia one Project being developed by Lohia Developers (India) Pvt Ltd.

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Affidavit

I, Pyush Lohia S/o Sri Vineet Kumar Gupta, aged about 40 Years, R/o 1-A, Oak Drive Chhattarpur Farms, DLF Chattarpur, Hauz Khas, New Delhi-110074, Director in the **Lohia Developers India Pvt. Ltd.**, the Promoter of the Project Lohia One situated at Khasra Nos.- 560, 561, 562, 609, 610, 612, 613 Village Pakbara, Tehsil & District Moradabad, Uttar Pradesh, PIN- 244001., do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am a Director in the Company, Lohia Developers India Pvt. Ltd., having its Registered Office at Lakri Fazalpur, Delhi Road, Moradabad Uttar Pradesh PIN-244001.
3. That the said Company is developing a Residential Project, Lohia One, situated at Khasra Nos.- 560, 561, 562, 609, 610, 612, 613 Village Pakbara, Tehsil & District Moradabad, Uttar Pradesh, PIN- 244001. having a Land area admeasuring 39,024.98 Sq. Mtrs.
4. That no sale has been made in the above said project, neither any amount has been received against the allotment of any Apartment(s), in the said Project.

5. That the Company hereby declares that it shall allot the property and received the payments from the Applicants / Allottee(s) of the project only after the grant of registration of the said project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.

For Lohia Developers (India) Pvt Ltd

Deponent
Authorised Signatory

Verification-

Verified at on this 10th day of May 2025. That the contents of this affidavit at S.No. 1 to 5 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

For Lohia Developers (India) Pvt Ltd

Deponent
Authorised Signatory