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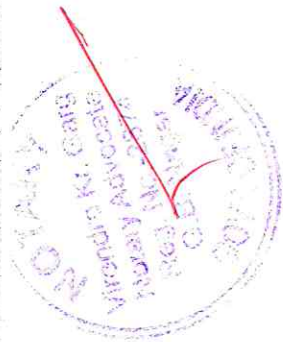


Certificate No. : IN-UP66152595812213X  
 Certificate Issued Date : 25-Jan-2025 03:16 PM  
 Account Reference : NEWIMPACC (SV)/ up14048204/ GAUTAMBUDDH NAGAR 2/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1404820429330620143797X  
 Purchased by : NILAY INFRATECH PVT LTD  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : NILAY INFRATECH PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : NILAY INFRATECH PVT.LTD  
 Stamp Duty Amount(Rs.) : 50  
 (Fifty only)



Please write or type below this line

cc This stamp paper is part & parcel of Attached affidavit"



**Nilay Infratech Pvt. Ltd.**

*Bansal*  
**Director**

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at 'www.ekstamps.gov' or using e Stamp Mobile APP of State Printing. 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.

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

**Affidavit cum Declaration**

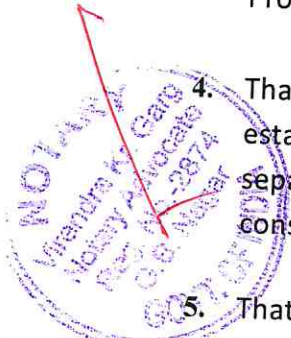
Affidavit cum Declaration of Mr. Kushagra Bansal, Authorised Signatory, Nilay Infratech Private Limited, having its Registered Office at Plot No SLC-3/1, Sector Alpha-II, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310, duly authorized by the Promoter of the proposed Project Nilay Square situated at Plot No. SLC 3/1, Sector Alpha II, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201310, vide Board Resolution Dated – 24-01-2025.

I, Kushagra Bansal, 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 said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 15.01.2030.
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.
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.

**Nilay Infratech Pvt. Ltd.**

  
**Director**



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.

Nilay Infratech Pvt. Ltd.

  
Director

Verification

Deponent  
Nilay Infratech Pvt. Ltd.

  
Director

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 Gautam Buddha Nagar on this day of 27th January 2025.

Nilay Infratech Pvt. Ltd.

Deponent

  
Director



ATTESTED  
Narendra Kr. Garg  
Notary Advocate  
Reg. No.-2814  
G.B. Nagar

# NILAY INFRATECH PVT LTD

CIN: U68200UP2024PTC200575 . PAN: AAJCN5442K

Reg Off : Plot No : SLC- 3/1, Sector - Alpha -II, Greater Noida, Gautam Budh Nagar, Uttar Pradesh - 201310

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF NILAY INFRATECH PRIVATE LIMITED ON FRIDAY 24TH JANUARY 2025 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT PLOT No. SLC-3/1, SECTOR-ALPHA-02, GREATER NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, PIN-201310**

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely **Nilay Square**, on Land area admeasuring 2,580 Sq. Mtrs. situated at Plot No. SLC 3/1, Sector Alpha II, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310.

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**Nilay Square**" with 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), Affidavit(s), Undertaking(s), Agreement(s), Deed(s), Documents(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 "**Nilay Square**" Project Land admeasuring 2,580 Sq. Mtrs. 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** the consent of the Board of Directors be and is hereby accorded to authorize **Mr. Kushagra Bansal** and/or **Mr. Dheeraj Garg**, Directors of the Company, to jointly or severally sign and execute, on behalf of the Company, all applications, forms, affidavits, agreements, undertakings, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, and other requisite documents related to **UP RERA compliance**, including submission, correction, amendment of applications and documents, filing of QPRs, and presenting the same before the Hon'ble UP RERA Authority/its Officials/its Benches and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

Nilay Infratech Pvt. Ltd.


**Nilay Infratech Pvt. Ltd.**

  
**Director**

Nidhi Garg  
(Director)

DIN -01801559

**Nilay Infratech Pvt. Ltd.**

  
**Director**

Vikas Kumar  
(Director)

DIN - 10580064

Accepted by

**Nilay Infratech Pvt. Ltd.**

  
**Director**

Kushagra Bansal  
(Director)

DIN-10580063

**Nilay Infratech Pvt. Ltd.**

  
**Director**

Dheeraj Garg  
(Director)

DIN- 10580062