

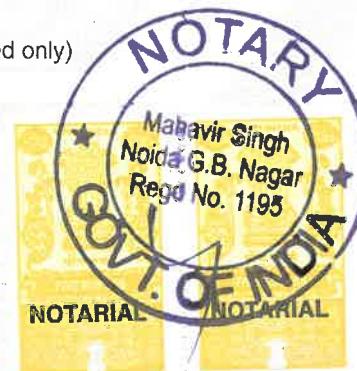


Government of Uttar Pradesh

e-Stamp

**Certificate No.**  
**Certificate Issued Date**  
**Account Reference**  
**Unique Doc. Reference**  
**Purchased by**  
**Description of Document**  
**Property Description**  
**Consideration Price (Rs.)**  
**First Party**  
**Second Party**  
**Stamp Duty Paid By**  
**Stamp Duty Amount(Rs.)**

IN-UP85845615871649X  
09-Apr-2025 04:41 PM  
NEWIMPACC (SV)/ up14006904/ GAUTAMBUDH NAGAR 2/ UP-GBN  
SUBIN-UPUP1400690468963446695441X  
SOBHA LIMITED  
Article 4 Affidavit  
Not Applicable  
SOBHA LIMITED  
Not Applicable  
SOBHA LIMITED  
100  
(One Hundred only)



Please write or type below this line

For SOBHA LIMITED

Authorised Signatory



### Statutory Alerts

1. The authenticity of this Stamp certificate should be verified at [www.stampitapp.com](http://www.stampitapp.com) or using e-Stamp Mobile App of Stock Holding Authority. 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. Arvind Kumar** S/o Mr. Rounki Ram Saini duly authorized by Sobha Limited, the promoter of the proposed project, vide its/their Board resolution dated 10<sup>th</sup> March 2025.

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of the 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 me/promoter is on or before 30<sup>th</sup> April-2030.

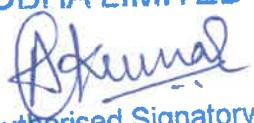
4. That seventy percent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 I/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.

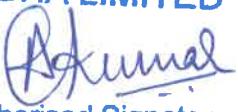


For SOBHA LIMITED  
  
Authorised Signatory

8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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 SOBHA LIMITED

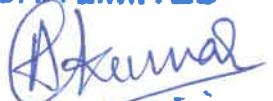
  
Authorised Signatory  
Deponent

**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 Noida on 15 day of May-2025.

For SOBHA LIMITED

  
Authorised Signatory  
Deponent



A T T E S T E D

  
MAHAVIR SINGH  
NOTARY  
G.B. NAGAR (U.P.)

5. MAY. 2025

# SOBHA

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON MONDAY THE 10<sup>TH</sup> DAY OF MARCH 2025 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 'SOBHA', SARJAPUR - MARATHALLI OUTER RING ROAD (ORR) DEVARBISANAHALLI, BELLANDUR POST BANGALORE - 560103 WHICH COMMENCED AT 10:00 A.M. AND CONCLUDED AT 10:30 A.M.**

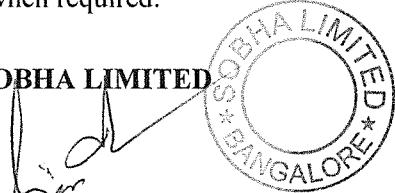
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**"RESOLVED THAT** Mr. Arvind Kumar, Area Head - Greater Noida be and is hereby empowered to act as an authorized representative of the Company relating to all the ongoing and future projects situated in Uttar Pradesh and authorized to perform the following functions for and on behalf of the Company:

1. To appear before the Uttar Pradesh Real Estate Regulatory Authority (UP RERA)/State Government/Central Government/ any other competent Authority/Department for the purposed of registration of various projects in Uttar Pradesh.
2. To Sign, execute, submit correct, amend all the applications, forms, documents, paper, affidavits, declarations, undertakings, agreements, deeds and other requisite documents with respect to registration of the various project with UP RERA.
3. To do all acts, deeds, matters and things that may be necessary to complete the registration of the documents/projects.
4. To ensure compliance with Uttar Pradesh Real Estate (Regulation and Development) Act, 2016 and other applicable laws, rules, and regulations, including but not limited to filing of returns, reports, and other documents.
5. To handle litigation related to UP RERA matters, including but not limited to signing and filing Plaints, Petitions, Revisions, Complaints, Written Statements, Counters, Objections, Affidavits, Declarations, Applications, Memos, Vakalatnama, and such other documents and papers as may be required in the cases filed by and/ or against the Company from time to time, and other documents, and appearing before the UP RERA authority, Courts, and tribunals and to engage Advocates, Counsels, Solicitors and/ or remove/ substitute such Advocates, Counsels and Solicitors as may be required from time to time as regards the litigations and/ or legal matters relating to the Company.

**RESOLVED FURTHER THAT** a certified true copy of this resolution be delivered to the above-mentioned authorized person for discharging his responsibilities, functions as detailed hereinabove for and on behalf of the Company and to any other concern person / authority(ies) as and when required."

**FOR SOBHA LIMITED**



**Bijan Kumar Dash**  
**Company Secretary & Compliance Officer**  
**Membership No. ACS 17222**

## SOBHA LIMITED

REGD & CORPORATE OFFICE: 'SOBHA', SARJAPUR – MARATHALLI OUTER RING ROAD, BELLANDUR POST,

BANGALORE – 560103, INDIA

CIN: L45201KA1995PLC018475 | TEL.: +91 80-49320000 | [www.sobha.com](http://www.sobha.com)