

IVR PRIME DEVELOPERS (AVADI) PRIVATE LIMITED

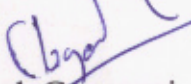
CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED BY THE BOARD OF DIRECTORS ("BOARD") OF IVR PRIME DEVELOPERS (AVADI) PRIVATE LIMITED ("COMPANY") IN THEIR MEETING HELD IN THE FINANCIAL YEAR 2018-19 ON MONDAY, 2ND DAY OF JULY, 2018, COMMENCED AT 10.00 A.M. AND CONCLUDED AT 11.00 A.M. AT THE CORPORATE OFFICE OF THE COMPANY SITUATED AT B 28 AND 29, SECTOR 58, NOIDA, UTTAR PRADESH-201307.

"RESOLVED THAT Mr. Ashok Vardhan, Mr. Ashok Bhalla, Mr. Mansoor Azam, be and are hereby severally authorized to represent the Company before the Government Authorities including Real Estate Regulatory Authority's.

"RESOLVED FURTHER THAT Mr. Ashok Vardhan, Mr. Ashok Bhalla, Mr. Mansoor Azam, be and are hereby severally authorized on behalf of the Company to make necessary applications, fill forms, as may be required and to execute and sign all documents, affidavits, Affidavit cum Declaration, deeds and other writings as may be necessary or required to comply with the various provisions of The Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder and to do or perform all such acts, deeds and things as may be required or incidental in this regards to give effect to the above resolution."

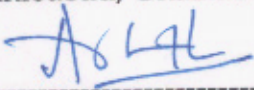
Certified True Copy

FOR IVR PRIME DEVELOPERS (AVADI) PRIVATE LIMITED

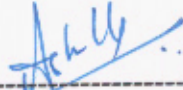

Yogesh Goswami
Director

DIN- 03148578

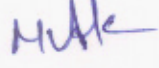
Address: D-216, Shyam Park Extn.,
Sahibabad, Ghaziabad-201005



Specimen Signature of
Mr. Ashok Vardhan

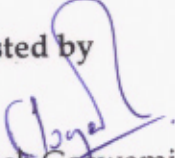


Specimen Signature of
Mr. Ashok Bhalla



Specimen Signature of
Mr. Mansoor Azam

Attested by


Yogesh Goswami
Director

DIN- 03148578

Address: D-216, Shyam Park Extn.,
Sahibabad, Ghaziabad-201005



उत्तर प्रदेश UTTAR PRADESH

54AD 766486

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Mansoor** Authorised Signatory of M/s **IVR Prime Developers (AVADI) Private Limited** ("Promoter") for the Proposed Project "**The Romano**" (Phase II) is having RERA No. **UPRERAPRJ5705**

I, **Mr. Mansoor**, Authorised Signatory of M/s **IVR Prime Developers (AVADI) Private Limited** ("Promoter") do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land as a Lessee vide Lease Deed on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

MuA/c

2. That the details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are uploaded on the UP RERA website at the time of registration.
3. That the time period within which the project shall be completed by the Promoter is 30-Dec-19.
4. That seventy per cent of the amounts realised 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 the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter 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 the 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.

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8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Mudde

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 this 27th July 2018.

Mudde

Deponent