

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

Affidavit cum Declaration



Affidavit cum Declaration of Mr. Sandip Kumar Pandit, Authorised Signatory, Shirja Real Estate Solutions Pvt. Ltd., having its Corporate Office at 8th Floor, Plot No. 15, Sector 135, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201305 duly authorized vide Board Resolution Dated-06.09.2025 by the Promoter of the proposed Project, **Clove County** situated at Plot No. GH-02, Sector-151, NOIDA, Distt. Gautam Buddha Nagar, Uttar Pradesh.

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

1. That the Promoter have a legal title to the land on which the development of the Project is proposed.
2. That the Promoter of the Project has availed Credit Facility of Rs. 290 crores towards part finance of the land cost paid to Noida Authority for Project from Tata Capital Housing Finance Limited against creation of second pari passu charge by way of equitable mortgage of the Project land in favor of IDBI Trusteeship Services Limited (The Security Trustee). The Promoter intends to take further credit facility for construction finance for the project to the tune of Rs 250 crores against the same security from another lender. However, the Promoter will obtain "No Objection Certificate" (i.e. NOC) from the security trustee for sale of Individual Apartment(s) / Unit(s) to the prospective buyers wherever required.
3. That the time period within which the project shall be completed by the Promoter is 13.10.2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



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 Gautam Buddha Nagar on this 25th day of October 2025.



Deponent

ATTESTED
MAHAVIR SINGH
NOTARY
G.B. NAGAR

25 OCT 2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SHIRJA REAL ESTATE SOLUTIONS PRIVATE LIMITED (THE COMPANY) AT THEIR MEETING HELD ON SATURDAY THE 6TH SEPTEMBER, 2025 AT 11.00 AM AT THE CORPORATE OFFICE OF THE COMPANY AT 8TH FLOOR, PLOT NO. 15, SECTOR 135, NOIDA- 201305

The Chairman informed the Board that, the Company has acquired 20050 square meters of land located at Group Housing Plot No. GH-02, Sector 151, NOIDA- 201301, Gautam Budh Nagar, Uttar Pradesh.

It was further informed that on the said plot of land the Company proposes to develop and construct a Residential Group Housing Project namely 'Clove County' in a single phase.

In compliance to the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016, the Company is required to apply for registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and for the same it needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it was

"RESOLVED THAT the consent of Board of Directors of the Company be and is hereby accorded to the Company to file an Application for Registration of Clove County on a Project Land admeasuring 20050 square meters 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. Manoj Ramsisaria, Director and/or Mr. Ashwin Kumar Gupta and/or Mr. Sandip Kumar Pandit, Authorised Signatory of the company, jointly and/or severally be and are hereby authorized to sign, submit, apply, correct, amend application, document, form, affidavit, agreement, undertaking, Affidavit RA-1, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project with Uttar Pradesh Real Estate Regulation Authority."

For Shirja Real Estate Solutions Pvt. Ltd.


Director

RESOLVED FURTHER THAT Mr. Manoj Ramsisaria, Director and/or Mr. Ashwin Kumar Gupta and/or Mr. Sandip Kumar Pandit, Authorised Signatory of the Company, jointly and/or severally be and are hereby also authorized to represent the Company, engage advocates, consultants and advisors and do all such acts, deeds and things as may be required for registration of the above project with Uttar Pradesh Real Estate Regulation Authority."

For and on Behalf of the Board,

Shirja Real Estate Solutions Private Limited
For Shirja Real Estate Solutions Pvt. Ltd.


Director

(Puspahas Agrawal)

(Director)

DIN-00454239

House No. 51


Sector 15A

NOIDA- 201301

Accepted


MANOJ RAMSISARIA


ASHWIN KUMAR GUPTA


SANDIP KUMAR PANDIT

