



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP90326619812125X

सत्यमेव जयते

e-Stamp

PREETI GAUTAM
 ACC CODE - UP14082104
 LICENSE NO - 485
 TEHSIL & DISTT - GHAZIABAD

Certificate No. : IN-UP90326619812125X
Certificate Issued Date : 15-Apr-2025 11:11 AM
Account Reference : NEWIMPACC (SV)/ up14082104/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408210477959709497914X
Purchased by : RAMPRASTHA URBAN DEVELOPMENT PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : RAMPRASTHA URBAN DEVELOPMENT PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : RAMPRASTHA URBAN DEVELOPMENT PVT LTD
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

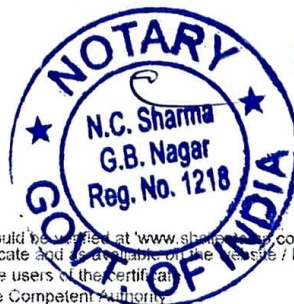
FORM 'B'
[See rule3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
 THE PROPROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. KUNAL ARORA S/o Lt. Mr. Ramesh Chander Arora R/o F – 11, First Floor, Kailash Colony New Delhi – 110048, duly authorized by the promoter (M/s RamprasthaUrban Development Private Limited.) of the proposed project, vide their authorization dated 03rd October 2023.

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



For Ramprastha Urban Development Pvt. Ltd.

Auth. Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shamra.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and e-Stamp 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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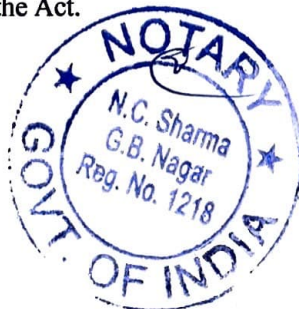
RAMPRASTHA URBAN DEVELOPMENT PVT LTD RAMPRASTHA URBAN DEVELOPMENT PVT LTD RAMPRASTHA URBAN DEVELOPMENT PVT LTD

1. That **RAMPRASTHA URBAN DEVELOPMENT PVT. LTD.** has a legal title to the land on which the development of the project is proposed

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.

2. That the Company has availed a bank loan from Kotak Mahindra Investments Limited against the land parcel. Besides that, GDA has marked area of 5740.011 Sq. Mt. on land as security for IDC.
3. That the time period within which the project shall be completed by the promoter is 41 months i.e 05th October 2028.
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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
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 rules and regulations made under the Act.



For Ramprastha Urban Development Pvt. Ltd.

A handwritten signature in blue ink, appearing to be "Ankur".

Auth. Signatory

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, on any grounds.

For Ramprastha Urban Development Pvt. Ltd.


Deponent
Auth. Signatory

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 Ghaziabad on this 16th day of April 2025.

For Ramprastha Urban Development Pvt. Ltd.


Deponent
Auth. Signatory



ATTESTED


Naveen Chandra Sharma
Advocate Notary
Dadri Noida (G.B. Nagar)

16 APR 2025



RAMPRASTHA URBAN DEVELOPMENT PVT. LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF RAMPRASTHA URBAN DEVELOPMENT PRIVATE LIMITED HELD ON 03RD OCTOBER 2023 AT ITS REGISTERED OFFICE AT D-194, 1ST FLOR, GATE-2, (BACK SIDE), OKHLA INDUSTRIAL AREA, PHASE-1, NEW DELHI - 110020

"Resolved that Mr. Kunal Arora, authorized representative of the company, be and is hereby authorized to sign & furnish all necessary papers regarding the company for getting itself registered under **UP RERA** for **THE PROJECT IMPERIAL HEIGHTS PHASE-2**, under the said Act and also to take all necessary steps as he may deem fit for accomplishment of the aforesaid purpose. He is further authorized to represent the company in all the above mentioned matters before the respective appropriate authorities and do all ancillary, incidental, consequential acts, deeds and things as may be required or necessary, for and on behalf of company.

Ramprastha Urban Development Private Limited

Surat Singh Yadav
(Director)
DIN: 01745956

Sudeep Yadav
(Director)
DIN: 02245384