



सत्यमेव जयते

e-Stamp

Certificate No.	: IN-UP84164897058970X	₹100
Certificate Issued Date	: 08-Oct-2025 05:55 PM	
Account Reference	: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN	
Unique Doc. Reference	: SUBIN-UPUP1401380465591099901623X	
Purchased by	: PARTH BUILTECH PRIVATE LIMITED	
Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: PARTH BUILTECH PRIVATE LIMITED	
Second Party	: Not Applicable	
Stamp Duty Paid By	: PARTH BUILTECH PRIVATE LIMITED	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	

सत्यमेव जयते



Signature: *[Handwritten Signature]*
 ACC Name - Kanika Aggarwal ACC Code - UP14013804
 ACC Add. - Noida - Mobile - 9650236873
 License No 180/2020 Tensil & Distrk. G. P. Noida

IN-UP84164897058970X

Please write or type below this line

This stamp paper is an integral part & parcel of the Affidavit cum Declaration for the project executed by Mr. Bijendra Kumar Gupta as an Authorized Signatory of the Promoter, M/s Parth BUILTECH Private Limited.

Parth BUILTECH Pvt. Ltd.

Authorized Signatory



15 OCT 2025

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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)

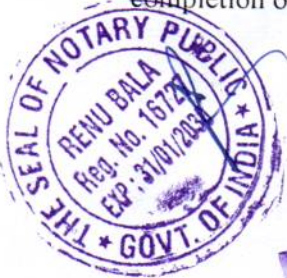
Declaration supported by an Affidavit, which shall be signed by the Promoter or any person authorised by the promoter

Affidavit cum Declaration

I, Bijendra Kumar Gupta, S/o Bisheshwer Nath Gupta, Director of M/s Parth Builtech Private Limited (hereinafter referred as “Promoter”) duly authorized by the promoter of proposed project (Nirala Diadem) at Plot No. C-6, Sector-10, Greater Noida, U.P. vide its Board Resolution dated 3rd September, 2025.

I, Bijendra Kumar Gupta 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 proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That we have not made any sales or received any advance against sales/bookings of Units for the project “Nirala Diadem”.
4. That the time period within which the project (Nirala Diadem) shall be completed by promoter is on or before **12.10.2030**.
5. That seventy percent of the amount 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.
6. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amount 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.
8. 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 amount 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.



Parth Builtech Pvt. Ltd.

Authorized Signatory

11 5 OCT 2025

9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter has furnished such other documents as prescribed by the rules and regulations made under the Act.
11. That promoter shall not discriminate against any allottee at the time of allotment of any Unit, as the case may be, on any grounds.

Parth Builtech Pvt. Ltd.

Authorized 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 this 15th day of October 2025.

Parth Builtech Pvt. Ltd.

Authorized Signatory

Deponent



ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

15 OCT 2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PARTH BUILTECH PRIVATE LIMITED AT ITS 05/2025-26 MEETING HELD ON WEDNESDAY, 3RD SEPTEMBER, 2025 AT ITS CORPORATE OFFICE AT OFFICE NO.21 GROUND FLOOR, LOGIX INFOTECH PARK, D-5, SECTOR-59, NOIDA-201301, UTTAR PRADESH AT 05:00 P.M.

APPROVAL FOR REGISTRATION OF REAL ESTATE PROJECT WITH RERA, UTTAR PRADESH

“RESOLVED THAT consent of the board be and is hereby accorded for registration of the Commercial project “Nirala Diadem” situated at Plot No. C-6, Sector-10, Greater Noida with the Real Estate Regulatory Authority (RERA), Uttar Pradesh, in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the applicable rules and regulations as prescribed by RERA, Uttar Pradesh

RESOLVED FURTHER THAT Mr. Bijendra Kumar Gupta, Director of the Company be and is hereby authorised to act as Authorised Signatory for the submission of the registration application, along with the necessary documents and declarations, to the RERA Authority, Uttar Pradesh and also authorised to sign and submit all required forms, agreements, affidavits, project details and to make any corrections or updates as needed during the registration process

RESOLVED FURTHER THAT Mr. Bijendra Kumar Gupta, Director of the Company be and is hereby further authorised to take any further actions that may be necessary to complete the registration process, as per RERA’s guidelines, and to resolve any issues that may arise during the process

RESOLVED FURTHER THAT Mr. Bijendra Kumar Gupta, Director of the Company be and is hereby further authorised to act for bench purpose, as per RERA’s guidelines and to resolve any issues that may arise during the process

RESOLVED FURTHER THAT this resolution be communicated to the relevant authorities duly signed by any Director of the Company.”

Certified True Copy
For Parth Builtech Private Limited

Parth Builtech Pvt. Ltd.

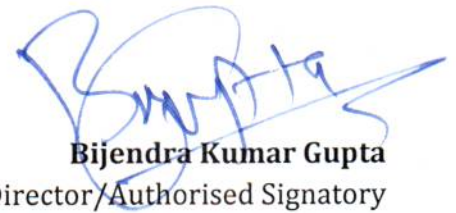


Director

Suresh Kumar Garg

Director

DIN: 01182041



Bijendra Kumar Gupta

Director/Authorised Signatory

Date: 03.09.2025

Place: Noida