



INDIA NON JUDICIAL



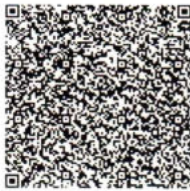
IN-UP13191310034644W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP13191310034644W  
Certificate Issued Date : 21-Dec-2024 11:38 AM  
Account Reference : NEWIMPACC (SV)/ up15103404/ MURADABAD SADAR/ UP-MRD  
Unique Doc. Reference : SUBIN-UPUP1510340423399350005967W  
Purchased by : AYAAN DEVELOPERS PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : AYAAN DEVELOPERS PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : AYAAN DEVELOPERS PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line



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 rule3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **ARUN KEDIA** duly authorized by the promoters of the **AYAAN DEVELOPERS PVT LTD**, vide their authorization dated 29/12/2023

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

1. That promoter have 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 sale deed & khatauni.
2. That details of encumbrances including details of any rights, title, Interest or name of any party in or over such land, along with details-**That the 38598.38 sq. meter land from the total project land 4939.82 sq meter land is mortgage with Moradabad Development Authority, Moradabad.**
3. That the time period within which the project shall be completed by promoter is 19/06/2029
4. That seventy per cent of the amounts realized 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 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 document 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.







Arjun Kumar

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 21<sup>st</sup> day of DEC 2024.

Arjun Kumar

Deponent



Solemnly affirmed before me by Shri/Smt./Km. Arjun Kumar  
deponent who is identified by Shri/Smt./Km. ....  
clerk of Shri/Smt./Km. .... Advocate on .....  
I have satisfied my solemn examination the deponent that he/she understood the contents of the affidavit and the same has been read over and explained by me. Recd Rs. .... as fee

V.K.S. CHAUHAN  
Advocate / Notary  
Distt. Moradabad

21.12.2024

CIN: U45400DL2014PTC265581

Email: ayaancompanies@gmail.com

## **AYAAN DEVELOPERS PRIVATE LIMITED**

**Registered Office:** 165, Functional Industrial Estate, Patparganj, New Delhi - 110092

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY "AYAAN DEVELOPERS PRIVATE LIMITED" HELD ON 29/12/2023 AT THE REGISTERED OFFICE SITUATED AT 165, FUNCTIONAL INDUSTRIAL ESTATE, PATPARGANJ, NEW DELHI - 110092 AT 11:00 AM**

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**RESOLVED THAT Mr. Arun Kedia, S/o Mr. Mohan Lal Kedia, R/o A-54, Swasthya Vihar, Nirman Vihar , East Delhi,-110092 Delhi, India,** be and is hereby authorised for enrolment of the Private Limited Company on the UPRERA Portal and to sign and submit various document electronically and/or physically and to make applications, representations, modifications or alterations on behalf of the Company before UPRERA or the concerned UPRERA authorities as and when required.

**FURTHER RESOLVED THAT** the aforesaid power entrusted to the said Person shall be valid and effective unless revoked by the Director."

**FOR: AYAAN DEVELOPERS PRIVATE LIMITED**



**ARUN KEDIA**  
**(DIN: 07141353)**  
**(DIRECTOR)**



**ANMOL KEDIA**  
**(DIN: 07773644)**  
**(DIRECTOR)**