



Noida, District Gautam Buddha Nagar, Uttar Pradesh – 201301, Aadhar No-772056299714. Designated Partner of M/s **Modulux Elite Build LLP**, having its registered office at 1/55, GF SEC-1, VASUNDHARA, GHAZIABAD, UTTAR PRADESH, being the Promoter of the proposed real estate project named “**THE HIVE**”, being developed by M/s **Modulux Elite Build LLP**, a Limited Liability Partnership (LLP) incorporated on the 4th day of December, 2024 under Section 12(1) of the Limited Liability Partnership Act, 2008, do hereby solemnly affirm, declare, undertake and state on oath for myself and on behalf of the Promoter as under:-

1. That I, the Promoter, have a legal title to the land on which the development of the proposed project “**THE HIVE**” is being carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is up to 31st December, 2030, i.e. from 1st April, 2026 to 31st December, 2030, being a total period of 56 months and 30 days.
4. That seventy per cent of the amounts realised by Promoter for the real estate project named “**THE HIVE**” 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 That the amounts from the said separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after certification by an Engineer, an Architect, and a Chartered Accountant in practice, certifying that the withdrawal is in proportion to the percentage of completion of the project.
7. That I shall get the accounts audited within six months from 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 the project have been utilised for the said project only, and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all pending approvals in a timely manner from the competent authorities.
9. That I have furnished all such other documents as have been prescribed under the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.




For **MODULUX ELITE BUILD LLP**

*[Handwritten Signature]*

Authorized Signatory

10. That I shall not discriminate against any allottee at the time of allotment of any shop, building or unit, on any ground whatsoever.

For MODULUX ELITE BUILD LLP



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, Uttar Pradesh, on this 17th day of February, 2026.

For MODULUX ELITE BUILD LLP



Authorized Signatory

**DEPONENT**



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

**17 FEB 2026**

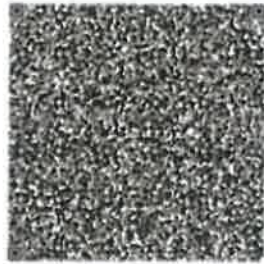


भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00120/64332

To  
संदीप कुमार  
Sandeep Kumar  
Flat No. 202 Tower A-1,  
Ivy County Plot No. GH-15 Eco City,  
Near North Eye,  
Sector 75 Noida,  
VTC: Noida,  
PO: Noida,  
District: Gautam Buddha Nagar,  
State: Uttar Pradesh,  
PIN Code: 201301,  
Mobile: 9711711511



Signature Not Verified  
Digitally signed by Sandeep Kumar  
DN: cn=Sandeep Kumar, o=Unique  
Identification Authority of India  
Date: 2024.11.13 11:04:22  
GMT+05:30

आपका आधार क्रमांक / Your Aadhaar No. :

7720 5629 9714

VID : 9173 7422 7582 4527

मेरा आधार, मेरी पहचान



Government of India

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणिकरण एजेंसी के जरिए ऑनलाइन प्रमाणिकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या [www.uidai.gov.in](http://www.uidai.gov.in) पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्षों में कम से कम एक बार आधार में अपडेट करना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी कायदा/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए अलॉक/डिलॉक/लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on [www.uidai.gov.in](http://www.uidai.gov.in).
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



भारत सरकार  
Government of India



संदीप कुमार  
Sandeep Kumar  
जन्म तिथि/DOB: 15/12/1982  
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। इसका उपयोग सत्यापन (ऑनलाइन प्रमाणिकरण, या क्यूआर कोड/ ऑफलाइन एक्सएक्सएल की स्कैनिंग) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

7720 5629 9714

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
फ्लैट नं. २०२, इवी काउंटी, निपर नार्थ आँय, सेक्टर ७५,  
नौरा, नौरा, गौतम बुद्ध नगर,  
उत्तर प्रदेश - 201301

Address:  
Flat No. 202 Tower A-1, Ivy County Plot No.  
GH-15 Eco City, Near North Eye, Sector 75  
Noida, Noida, PO: Noida, DIST: Gautam  
Buddha Nagar,  
Uttar Pradesh - 201301



7720 5629 9714

VID : 9173 7422 7582 4527



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE DESIGNATED PARTNERS OF M/S MODULUX ELITE BUILD LLP HELD ON 12/01/2026 AT ITS REGISTERED OFFICE AT 1/55, GF SEC-1, VASUNDHARA, GHAZIABAD, UTTAR PRADESH.**

**SUBJECT: AUTHORIZATION FOR RERA REGISTRATION OF PROJECT "THE HIVE"**

**"RESOLVED THAT** the consent of the Partners of the LLP be and is hereby accorded to register the commercial project proposed to be developed by the LLP under the name and style of **"THE HIVE"** (Anand Vihar Scheme, Block L) situated at **Hapur, Uttar Pradesh** with the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)** under the Real Estate (Regulation and Development) Act, 2016.

**RESOLVED FURTHER THAT**

- 1. Mr. SANDEEP KUMAR (Designated Partner), Son of Mr. Kailash Chander Kumar, R/o Flat No. 202, Tower A-1, Ivy County, Plot No. GH-15, Eco City, Sector-75, Noida, District Gautam Buddha Nagar, Uttar Pradesh – 201301,**
- 2. Mr. Suneet Kumar (Designated Partner), Son of Mr. Sarvajeet Ram, (Aadhaar No. 5423 4914 4385) PAN: AKSPK3419R, R/o Flat No. 212, Sector-6, Janhitkari Society, Vasundhara, Ghaziabad, Uttar Pradesh – 201012.**

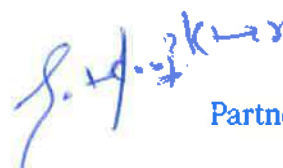
Be and is hereby severally and/or jointly authorized to do the following acts, deeds, and things on behalf of the LLP; Either or one shall have the authorization:

**RESOLVED FURTHER THAT**

For MODULUX ELITE BUILD LLP

✓   
Partner

For MODULUX ELITE BUILD LLP

  
Partner

3. **To Sign and Submit:** To sign, execute, and submit the application for registration of the Project "THE HIVE" with UP-RERA, including Form A, Form B (Affidavit cum Declaration), and all other necessary affidavits, undertakings, and declarations required.
4. **To Represent:** To represent the LLP before the UP-RERA Authorities, Tribunals, and other regulatory bodies in connection with the registration and compliance of the said project.
5. **To Modify:** To make any corrections, modifications, or alterations in the documents, forms, and plans as may be suggested or required by the RERA Authority.
6. **To Receive Documents:** To receive the Registration Certificate, Login Credentials, and other correspondence from UP RERA on behalf of the LLP.

**RESOLVED FURTHER THAT** the acts, deeds, and things done by the said Authorized Person in connection with the above shall be binding on the LLP.

**RESOLVED FURTHER THAT** a copy of this resolution, duly certified by the Designated Partners, be submitted to the UP RERA Authority."

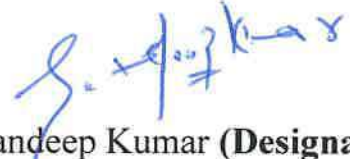
**SPECIMEN SIGNATURE OF AUTHORIZED PERSON** ELITE BUILD LLP

**Name: Mr. Sandeep Kumar Signature:** 

**Name: Mr. Suneet Kumar Signature:** 

**CERTIFIED TRUE COPY For MODULUX ELITE BUILD LLP**

 For MODULUX ELITE BUILD LLP  
**Name: Suneet Kumar (Designated Partner)**

 Partner  
**Name: Sandeep Kumar (Designated Partner)**



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Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP47648288868741Y
Certificate Issued Date	: 13-Jan-2026 10:29 AM
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Purchased by	: MODULUX ELITE BUILD LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MODULUX ELITE BUILD LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: MODULUX ELITE BUILD LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

*Janita*  
 HCC Name - Manika Aggarwal HCC Code - UP14013804  
 HCC Add. - Noida - Mobile - 9650236878  
 Regd No - 180/2020, Tehsil & Distrc-G B Nagar



Please write or type below this line



**AFFIDAVIT FOR NON-DISCRIMINATION**

I, Sandeep Kumar, Son of Sh. Kailash Chander Kumar, R/o Flat No. 202, Tower A-1, Ivy County, Plot No. GH-15, Eco City, Sector-75, Noida, District Gautam Buddha Nagar, Uttar Pradesh – 201301, designated partner of M/s Modulux Elite Build LLP, do hereby solemnly affirm and declare as under:

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.streestamp.com](http://www.streestamp.com) or using e-Stamp Mobile App of Stree Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of this certificate.
4. In a case of fraud, the complainant should inform the Enforcement Directorate.

1. That in the proposed commercial project named "THE HIVE" situated at Anand Vihar Scheme, Block-L, Hapur, we shall not discriminate against any allottee at the time of allotment of any shop, office, or unit on the grounds of sex, caste, creed, religion, or any other grounds prohibited by law.
2. That we shall ensure fair and transparent allotment practices in compliance with the Real Estate (Regulation and Development) Act, 2016 and UP RERA Rules.

*S. U. Kumar*  
DEPONENT



VERIFICATION

Verified at Noida on this 17<sup>th</sup> Day of January, 2026, that the contents of the above affidavit are true and correct.

*S. U. Kumar*  
DEPONENT

ATTESTED  
*[Signature]*  
VINAY KUMAR  
Regd. No-2453  
Notary Ghaziabad  
17/01/2026  
17 JAN 2026



INDIA NON JUDICIAL  
Government of Uttar Pradesh

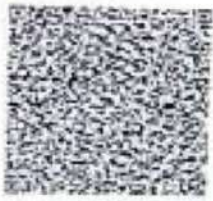


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First Party	: MODULUX ELITE BUILD LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: MODULUX ELITE BUILD LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

*Jain*  
 Notary Code - UP14013804  
 Phone No - 9990236678  
 Stamp No - 100/2021 Tehsil & District - G. B. Nagar



Please write or type below this line

**AFFIDAVIT FOR NO BOOKING BEFORE REGISTRATION**

I, Sandeep Kumar, Son of Sh. Kailash Chander Kumar, R/o Flat No. 202, Tower A-1, Ivy County, Plot No. GH-15, Eco City, Sector-75, Noida, District Gautam Buddha Nagar, Uttar Pradesh - 201301, designated partner of M/s. Modulux Elite Build LLP, do hereby solemnly affirm and declare as under:



I That we have applied for RERA Registration for our commercial project named "THE HIVE" situated at Anand Vihar Scheme, Block-L, Hapur.

Statutory Alert

- 1. The authenticity of the Stamp certificate should be verified at [www.stampsonline.gov.in](http://www.stampsonline.gov.in) or using e-Stamp Mobile app of Deptt. Housing & Community Aff. of the Govt. of Uttar Pradesh and also available on the website (Mobile App vendors 2. invalid.
- 2. The stamp or checking the authenticity is to the credit of the certificate.
- 3. In case of any discrepancy please inform the Governmental Offices.

2. That as of today, we have not advertised, marketed, booked, sold, or offered for sale any unit, shop, or office in this project to any person.
3. That we have not received any advance payment or booking amount from any customer for this project prior to the registration of the project with UP RERA.

*S. G. J. Kar*  
DEPONENT



VERIFICATION

Verified at Noida on this 17<sup>th</sup> Day of January, 2026, that the contents of the above affidavit are true and correct to the best of my knowledge.

*S. G. J. Kar*  
DEPONENT

ATTESTED  
*[Signature]*

Regd. No. 2153  
Notary Ghaziabad

17/01/2026

17 JAN 2026



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Government of Uttar Pradesh



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e-Stamp

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Description of Document	: Article 4 Affidavit
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First Party	: MODULUX ELITE BUILD LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: MODULUX ELITE BUILD LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

Signature: *J. Anita*  
 ACC Name - Kanka Agarwal ACC Code - UP14013804  
 ACC Add. - Narsa - Mobile - 9650236878  
 Trans No. 250000 Tehsil & Distric-G. B. Nagar



Please write or type below this line



**AFFIDAVIT OF LAND TITLE**

I, Sandeep Kumar, Son of Sh. Kailash Chander Kumar, R/o Flat No. 202, Tower A-1, Ivy County, Plot No. GH-15, Eco City, Sector-75, Noida, District Gautam Buddha Nagar, Uttar Pradesh - 201301, authorized signatory of M/s Modulux Elite Build LLP, do hereby solemnly affirm and declare as under:

**Statutory Alert**

- 1. The authenticity of the Stamp Certificate should be verified at 'www.stampstamp.com' or using e-Stamp Mobile App of Stock Holding
- 2. Any discrepancy in the details on the Certificate and its available on the website / Mobile App renders it invalid
- 3. The cost of receiving the e-stamp is on the users of the certificate

4. In case of any discrepancy, please contact the Competent Authority

1. That the land owner and the promoter is M/s Modulux Elite Build LLP has lawful rights and entitlement to develop the commercial land situated at **Anand Vihar Scheme, Block-L, Tehsil and District Hapur**, admeasuring **10,850 Sq. Mtrs.** by the virtue of an Agreement to Sell executed with the land owners.
2. That the title of the said land is clear, valid, and marketable as per the Title Search Report issued by our Advocate and the Agreement to Sell dated 10.10.2025 available with us.
3. That there is no litigation pending regarding this land in any court of law which restricts the development of the project "**THE HIVE**".

  
DEPONENT




**VERIFICATION:**

Verified at **Noida** on this **17<sup>th</sup> Day of January, 2026**, that the contents of the above affidavit are true and correct to the best of my knowledge and nothing material has been concealed.

  
DEPONENT

ATTESTED

  
VIJAY KUMAR  
Regt No-2453  
Notary Ghazialbad

17 JAN 2026



INDIA NON JUDICIAL



IN-UP95797491691232Y

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP95797491691232Y	₹100
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Purchased by	: SANJAY KUMAR BHARDWAJ	
Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: SANJAY KUMAR BHARDWAJ	
Second Party	: Not Applicable	
Stamp Duty Paid By	: SANJAY KUMAR BHARDWAJ	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	



₹100



Signature: *[Signature]*  
 ACC Name: Kanika Agarwal  
 ACC Code: UP14013804  
 ACC Add.: Noida - Mobile: 9650236878  
 License No.: 18027200, Tehsil & Distrc-G B Nagar

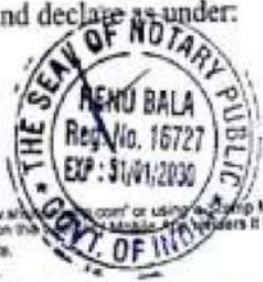
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**AFFIDAVIT-CUM-UNDERTAKING**

(Regarding Non-Encumbrance of Project Land)

**BEFORE THE HON'BLE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY (UPRERA)**

I, SANJAY KUMAR BHARDWAJ, Advocate, aged about 49 years, S/o Chandermani Bhardwaj, having Enrolment No.D/1339/2008, Chamber No.404, New Lawyers Chambers, Supreme Court of India, New Delhi-110001, Authorized by M/s. Modulux Elite Build LLP, having its registered office at 1/55, GF SEC-1, VASUNDHARA, GHAZIABAD, UTTAR PRADESH, do hereby solemnly affirm and declare as under:



*[Signature]*

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.issuance.gov.in' or using the Stamp Mobile App of Stock Holding Corporation of India Limited. Any discrepancy in the details on this Certificate and as available on the website of the issuer shall render 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.

1. That I am the Authorized by M/s. Modulux Elite Build LLP of the proposed commercial real estate project namely "THE HIVE", which is proposed to be developed on land, situated at Hapur, under the Block L, Anand Vihar Scheme, Tehsil & District: Hapur, U.P., admeasuring 10,850 Sq. Mtrs., and I am fully competent and authorized to swear this affidavit.
2. That the land owner and the promoter is M/s Modulux Elite Build LLP has lawful rights and entitlement to develop the commercial land situated at Anand Vihar Scheme, Block-L, Tehsil and District Hapur, admeasuring 10,850 Sq. Mtrs. by the virtue of an Agreement to Sell executed with the land owners.
3. That the said land is absolutely free from all kinds of encumbrances, charges, liens, mortgages, hypothecation, litigation, acquisition proceedings, attachments, court orders, stay orders, or any third-party rights whatsoever.
4. That no loan, advance, financial assistance, overdraft, credit facility or borrowing of any nature whatsoever has been taken by the promoter against the said land from any bank, financial institution, NBFC, government body, private entity or any individual.
5. That no interest, penalty, dues, arrears, charges or statutory liabilities of any nature whatsoever are outstanding or accrued on the said land as on the date of this affidavit.
6. That the proposed commercial project shall be constructed strictly as per the approved layout plan and sanctioned building map issued by the competent authority.
7. That the promoter hereby undertakes that no charge, mortgage, lien or encumbrance of any nature shall be created on the said land without prior permission and compliance under the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder.
8. That in case any of the above statements are found false or incorrect at any stage, the promoter shall be solely liable for all legal consequences under the provisions of RERA Act and other applicable laws.

*Abhuratwaj*  
DEPONENT

**VERIFICATION**

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 8 are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified at \_\_\_\_\_ on this 7 day of February, 2026.



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

*Abhuratwaj*  
DEPONENT

7 FEB 2026



## 1. Details of the Promoter

That **M/S MODULUX ELITE BUILD LLP** is a duly registered Promoter under the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA), and is currently in the process of obtaining registration from the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)** for its commercial project titled: **“THE HIVE”** Situated at: **Anand Vihar Scheme, Block L, Hapur, Uttar Pradesh.**

The Promoter hereby declares that the present Affidavit is being submitted as part of the formal application for the grant of RERA Registration for the aforementioned project.

## 2. Declaration Regarding Non-Appointment of Agent

That I hereby declare and affirm that:

- The Promoter has not appointed any Real Estate Agent for marketing, sale, advertisement, booking, or promotion of the above-mentioned project.
- The Promoter has not authorized any individual, firm, company, or entity to act as Real Estate Agent on its behalf for the said project.
- The Promoter has not executed or signed any Memorandum of Understanding (MOU), Agreement, Authorization Letter, or any other document with any person or entity for acting as an Agent in respect of the said project.
- No person claiming to be an agent, broker, channel partner, or representative of the Promoter has been authorized by us to advertise, promote, or sell any unit in the above-mentioned project.

## 3. Undertaking

I hereby undertake that:

- In the event the Promoter appoints any Real Estate Agent in the future, the same shall be done strictly in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the applicable Rules and Regulations.
- The Promoter shall duly inform the concerned RERA Authority about such appointment, if required under applicable law.

For **MODULUX ELITE BUILD LLP**



  
Authorized Signatory  
Deponent

**Verification:**

I, the above-named deponent, do hereby verify that the contents of this Affidavit-cum-Declaration are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.

Verified at Noida on this 19<sup>th</sup> February, 2026.

For MODULUX ELITE BUILD LLP



Authorized Signatory

Deponent

**Witnesses:**

1. Name: Shreyansh Singh

Address: B-1-706, Centunan Park, Gt. Noida West

Signature: Shreyansh

2. Name: Shailendra Kumar

Address: 25113, Sarvodaya Nagar, Vijay Nagar Ghaziabad

Signature: Shy



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

19 FEB 2026