



उत्तर प्रदेश UTTAR PRADESH

DR 240100

JAYPEE GREENS KOSMOS - B
(PHASE - II)

N O I D A



[Handwritten signature]

क्रम संख्या.....२८.....स्टाम्प विक्रय की तिथि..... 22/8/24

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धनराशि.....

JAYPEG INFRA TECH LTD

राकेश राठी स्टाम्प विक्रेता

NOIDA

लाइसेंस नम्बर 90/2003

लाइसेंस की नवीनीकरण की अवधि 31-3-20

अधिकृत विक्रय करने का स्थान उप निम्नलिखित कार्यालय में उपलब्ध

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Rajeev Talwar**, Authorized Signatory of **Jaypee Infratech Limited**, having its Registered Office at Sector-128, Noida-201304, duly authorized by the promoter of the ongoing project, vide its board resolution dated 27-May-2017 (Copy enclosed).

I, **Rajeev Talwar**, duly authorized by the promoter of the ongoing project- **Jaypee Greens Kosmos - B (Phase II), (consisting of Towers No. 53 to 57, 57A, 59 to 72, 72A to 72C, 79, 79A, 79B, & 80), Noida**, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
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 are enclosed as **-Annexure-A**.
3. That the time period within which the project shall be progressively completed by Promoter is **Jun-19** (except for towers KM-55, 56, 57, 57A and 59, See Annexure-A).
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

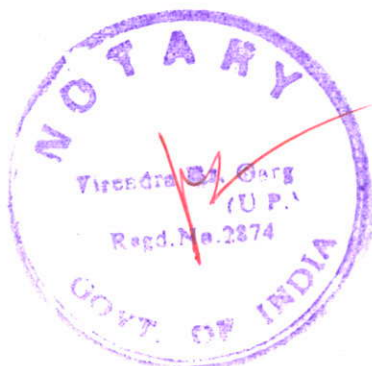

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on this 27th day of July-2017


Deponent



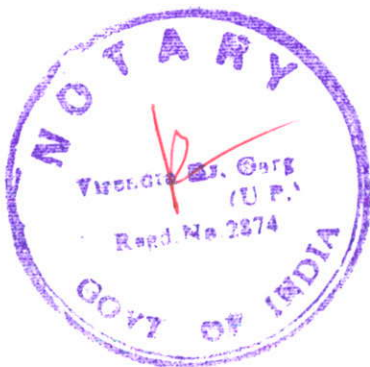
Annexure-A

Details of Encumbrances

Name of the Project: Jaypee Greens Kosmos – B (Phase II), Noida

Encumbrances: Nil

Legal Case : Writ Petition No. 31102/2010 and 31799/2009 filed by earstwhile land owners regarding land acquisition by NOIDA. Status Quo ordered by Allahabad High Court dated 28-05-2010 and 15-02-2011, Due to this Order, there is a hold on construction of towers KM-55, 56, 57, 57A and 59. Status Quo was ordered after launch of these towers in 2009-10.



ATTESTED

✓ 27/7/2017

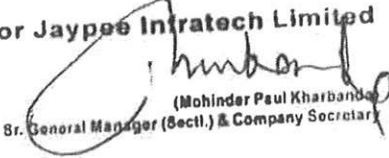
Virendra Kumar Garg
(Notary) Advocate
Regd No.-2874
G B. Nagar (U.P.)

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD
OF DIRECTORS OF JAYPEE INFRA TECH LIMITED IN ITS MEETING HELD
ON 27TH MAY, 2017.**

"RESOLVED THAT the Company do get its various projects registered under Real Estate (Regulation & Development) Act 2016 (RERA) and Shri Sunil Kumar Sharma, Vice Chairman, Sh. Ajit Kumar, Sh. Rajeev Talwar and Sh. Ashok Khera, Authorised Representatives of the Company be and are hereby authorized severally to sign Applications and all related documents / declarations / undertakings / affidavits for said registration of various projects of the Company."

"RESOLVED FURTHER THAT Shri Sunil Kumar Sharma, Vice Chairman, Sh. Ajit Kumar, Sh. Rajeev Talwar and Sh. Ashok Khera, Authorised Representatives of the Company be and are hereby authorized severally to represent the Company before RERA authorities under RERA and/or to furnish all the requisite documents under RERA from time to time and to take all such steps and actions as may be necessary to give effect to this Resolution."

For Jaypee Infratech Limited


(Mohinder Paul Kharbanda)
Sr. General Manager (Sec'l.) & Company Secretary