



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP67994740907079W

e-Stamp



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Certificate No. : IN-UP67994740907079W  
Certificate Issued Date : 20-Nov-2024 11:28 AM  
Account Reference : NEWIMPACC (SV)/ up14106404/ LUCKNOW/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUP1410640432857824101700W  
Purchased by : ONEOAK REALTORS INDIA PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : ONEOAK REALTORS INDIA PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : ONEOAK REALTORS INDIA PVT LTD  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line

**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 Amritanshu Roy duly authorized by the Oneoak Realtors India Private Limited (promoter) of the proposed project "Eden at 1".

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

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.

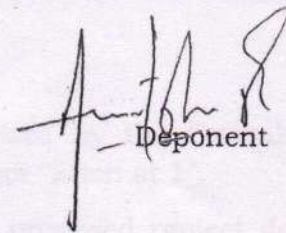
Sworn and Verified  
Before Me

**SURESH KUMAR**  
Advocate & Notary Public

447/175, Ka/14, Near Majar Devi Das Mar  
Lilwala, Lucknow



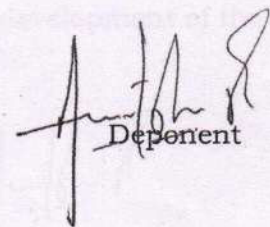
- INDIA NON JUDICIAL
- Government of Uttar Pradesh
3. That the time period within which the project shall be completed by promoter is 26.11.2029.
  4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the Allottees, from time to time, shall be deposited in 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 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 documents 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.

  
Deponent

**Verification**

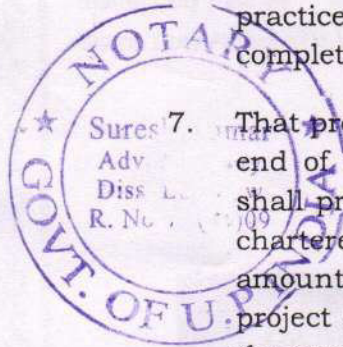
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on 28.11.2024.

  
Deponent

Sworn and Verified  
Before Me

28/11/24  
SURESH KUMAR  
Advocate & Notary Public  
Meerut, Uttar Pradesh



Identify the deponent's signature  
and have signed by me



# **Oneoak Realtors India Pvt Ltd**

Regd. Office: Pent House No. A, V Floor, A-19 Nirala Nagar, Lucknow, UP -226001

CIN: U68200UP2023PTC181213

Phone – 0522 - 4332233

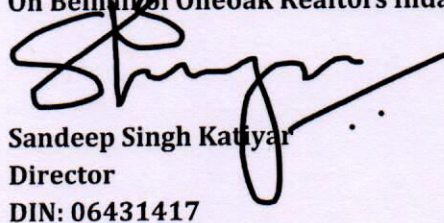
**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE ONEOAK REALTORS INDIA PRIVATE LIMITED ON 1<sup>st</sup> DAY OF NOVEMBER, 2024 AT THEIR MEETING HELD AT THE REGISTERED OFFICE OF THE COMPANY**

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**"RESOLVED THAT** Mr. Amritanshu Roy, Director/Authorised Signatory of the company be and is hereby authorized to represent the company and its Directors before the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

**FURTHER RESOLVED THAT,** Mr. Amritanshu Roy Director of the company be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal / Court / Arbitration proceedings on behalf of the entity to sign and verify the pleadings; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes." The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

**On Behalf of Oneoak Realtors India Private Limited**

  
**Sandeep Singh Katiyar**  
Director  
DIN: 06431417

**Place: Lucknow**

**Date: 1<sup>st</sup> November, 2024**

