

INDIA NON JUDICIAL

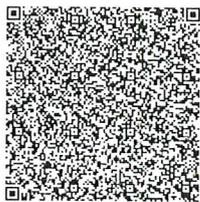


IN-UP57498808081657X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP57498808081657X
 Certificate Issued Date : 25-Jul-2025 02:23 PM
 Account Reference : NEWIMPACC (SV)/ up14008104/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400810411911865220522X
 Purchased by : LAVISH BUILDMART PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : LAVISH BUILDMART PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : LAVISH BUILDMART PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

This stamp paper is an integral part of the declaration



For LAVISH BUILDMART PVT. LTD.

Sandeep
Authorised Signatory

Stamping Unit

1. This stamp paper is to be used only for non-judicial purposes and should be verified on the e-Stamp portal using the Stamp of the State of Uttar Pradesh.

2. The stamp paper is to be used only for the purpose of registration and as a declaration to the Registrar, who will verify the same.

3. The stamp paper is to be used only for the purpose of registration and as a declaration to the Registrar, who will verify the same.

4. The stamp paper is to be used only for the purpose of registration and as a declaration to the Registrar, who will verify the same.

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

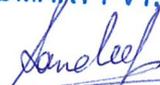
Affidavit cum Declaration of Mr. Sandeep Sharma, authorised signatory of the M/s. **Lavish Buildmart Pvt. Ltd. ('Promoter' company)**, having its' registered office at: **41st Floor, Tower-1, M3M International Financial Center, Sector-66, , Badshahpur, Haryana, India – 122101**, for the proposed project "**M3M THE CULLINAN -II**", duly authorized by the Promoter of the proposed project, vide its authorization/ board resolution, dated 19th April 2025 for and on behalf of the Promoter, do hereby solemnly affirm and declaration that;

I, am duly authorized by the promoter of the proposed project to 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 to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the land title documents is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is on or before 31st July 2030.
4. That seventy per cent (70%) 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.



For LAVISH BUILDMART PVT, LTD.


Authorised Signatory

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.

For LAVISH BUILD MART PVT. LTD.

Sandleg
[Deponent]
Authorised Signatory

Verification:

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

For LAVISH BUILD MART PVT. LTD.

Verified by me at NOIDA on this 1 day of Aug, 2025.

Sandleg
[Deponent]
Authorised Signatory



ATTESTED
Sandleg
SAJJAN SINGH
ADVOCATE & NOTARY
GURGAON

01 AUG 2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF LAVISH BUILDMART PRIVATE LIMITED IN THEIR MEETING HELD ON 19TH DAY OF APRIL 2025 AT ITS REGISTERED OFFICE AT 41ST FLOOR, TOWER-1, M3M INTERNATIONAL FINANCIAL CENTER, SECTOR-66, BADSHAHPUR, GURGAON HARYANA- 122101

“RESOLVED THAT Mr. Anuj Kumar Tiwari and Mr. Vijay Kumar Aggarwal, the Directors of the Company and Mr. Sandeep Sharma (aadhar no. 809700696814) , Authorised Signatory, be and are hereby severally authorized for and on behalf of the Company to sign, execute, file and submit all necessary application(s), affidavit(s), undertaking(s), declaration(s), papers or any other documents with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UPRERA) or any other concerned authority in relation of Company' Proposed Project situated at **Plot No. 1, Sector-94, Noida, Uttar Pradesh.**

RESOLVED FURTHER THAT the above Authorised Persons be and are hereby severally authorized to appear and/or represent the Company before the aforesaid authority(ies) as and when required and to do all such lawful acts, matters deeds and things as may be necessary in relation to the aforesaid matter.

RESOLVED FURTHER THAT the above Authorised Persons shall comply with all the applicable acts, rules and regulations and any amendments/enactments, re-enactments thereof and will solely be liable and responsible for all such acts, deeds and things and shall keep the Company fully indemnified and harmless in this regard.

RESOLVED FURTHER THAT all acts, deeds and things done and documents executed aforesaid shall be deemed to be valid and enforceable only if the same are consistent with this resolution and that the Board shall not be responsible for any illegal and invalid acts and any other act beyond the scope of the aforesaid powers executed by the above Authorised Persons and shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf.

RESOLVED FURTHER THAT the aforementioned authority in favour of the above Authorised Persons shall remain in force till they are in association/ employment of the Company or till powers entrusted herein in their favour are revoked by the Board whichever is earlier.

RESOLVED FURTHER THAT a Certified Copy of the foregoing Resolution signed by any Director of the Company be issued to anyone concerned or interested in the matter.”
signed by any Director of the Company be issued to anyone concerned or interested in the matter.”

FOR LAVISH BUILDMART PVT.LTD.

For LAVISH BUILDMART PVT. LTD.
(DIRECTOR) 
Director

CORPORATE OFFICE

23rd Floor, Windsor Grand, Plot No.1-C, Noida
Expressway, Sector 126, Noida, U.P - 201303
CIN:U45300HR2007PTC056065 | Mobile: 9871801444

REGD OFFICE

41st Floor, Tower-1, M3M International Financial
Center, Sector-66, Gurugram-122101, Haryana