



INDIA NON JUDICIAL



IN-UP31293793176862X

Government of Uttar Pradesh

e-Stamp

Sign. -

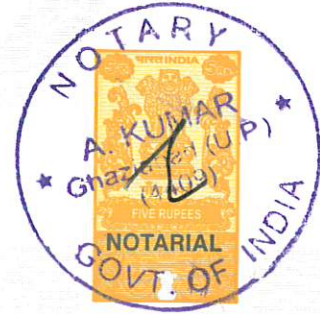
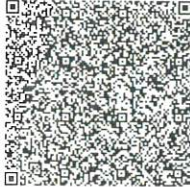
ACC Name: JETENDER KUMAR

ACC Code: UP-1404/LIC No. 399

Mob No: 9858167229

Add: B-1, 4400, Vardaan, Ghaziabad

Certificate No. : IN-UP31293793176862X
 Certificate Issued Date : 04-Mar-2025 05:27 PM
 Account Reference : NEWIMPACC (SV)/ up14075404/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1407540459799596453152X
 Purchased by : RHOMES MIRAABILIS LLP
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : RHOMES MIRAABILIS LLP
 Second Party : Not Applicable
 Stamp Duty Paid By : RHOMES MIRAABILIS LLP
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM 'B'Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nohar Yadav**, Designated Partner of Promoter M/s **Rhodes Miraabilis LLP** of the proposed project "**MIRAABILIS**", duly authorized vide its board resolution passed in meeting of all Designated Partners of LLP dated 18th October, 2024

I, **Mr. Nohar Yadav** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

1. That I the promoter has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copy of collaboration



04 MAR 2025



Statutory Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. The details on this Certificate and as available on the website / Mobile App renders it invalid. In case of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

agreement dated 16-1-2025 between the landowner and promoter for development of the real estate project "**Miraabilis**" is enclosed here with. Copy of Collaboration Agreement along with power of attorney is attached herewith as Annexure A

2. That the details of encumbrance –

- Ghaziabad Development Authority has created a lien over the said land to the extent of **4,817 sqm** (20%) of project land area including part of Tower –A1 against **Internal Development Charges** and further mortgaged **3,610 sqm land area** including part of Tower – A2 against guarantee for installment of **Purchasable FAR charges** clearly depicted in Final Sanctioned Map.

3. That the time period within which the project shall be completed by promoter by the project End date which will be 24-10-2029
4. That **seventy percent** (70%) of the amounts realized by me/promoter for the real estate project i.e., **MIRAABILIS** from the Allottee(s), 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.



04 MAR 2025

[Handwritten Signature]



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 Ghaziabad on 04-03-2025.



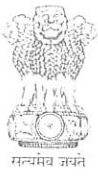
Deponent



ATTESTED

Notary Public
Govt. of India

04 MAR 2025



INDIA NON JUDICIAL



IN-UP74185151834073X

Government of Uttar Pradesh

e-Stamp

Sign.-

ACC Name.- JETENDER KUMAR

ACC Code.- UP-1404/LIC No. 399

Mqb No.- 0389/2023, 0958487229

Add.- E-1, 4/400, Ghaziabad

Certificate No. : IN-UP74185151834073X
Certificate Issued Date : 30-Jan-2025 04:09 PM
Account Reference : NEWIMPACC (SV)/ up14075404/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407540445425920465398X
Purchased by : RHOMES MIRAABILIS LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : RHOMES MIRAABILIS LLP
Second Party : Not Applicable
Stamp Duty Paid By : RHOMES MIRAABILIS LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

01 FEB 2025

Affidavit cum Undertaking**(For Registration of Project under RERA)**

I, **Mr. Nohar Yadav**, Designated Partner of Promoter M/s **Rhodes Miraabilis LLP** having registered office at 81, First Floor, Poorvi Marg, New Delhi-110057 of the proposed project "**MIRAABILIS**", duly authorized vide its board resolution passed in meeting of all Designated Partners of LLP dated 18th October, 2024, do hereby solemnly declare, undertake and state as under:

1. That we wish to apply for registration of our Project "**MIRAABILIS**" situated at KHASRA NO - 221 M(PART), 222M, 223M(PART), 224M(PART), 302M,



01 FEB 2025

303M, 304 (PART), 307(PART), VILLAGE - MAKANPUR DIST.- GHAZIABAD (U.P.), before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).

2. That we are developing 284 (Two Hundred Eighty four) Flats in this project **"Miraabilis"** and till date we have not advertised, marketed, sold or offered for sale or invited any person to purchase in any manner any flat/unit in the project or any part thereof.
3. That we have not accepted any advance payment nor taken any bookings in the said project and part of it till date.
4. That there is no other project registered in RERA on the same Khasra numbers as mentioned above in point 1.





Deponent

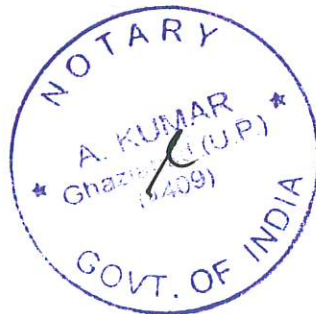
Verification

I, **Mr. Nohar Yadav**, Designated Partner of Promoter firm M/s **Rhomes Miraabilis LLP** of the proposed project **"MIRAABILIS"**, do hereby declare that the contents in Para No.1 to 4 of my above Affidavit are true and correct.

This Affidavit is verified at Ghaziabad on 31-01-2025.




Deponent



ATTESTED

Notary Public
Govt. of India

01 FEB 2025