



e-Stamp

Certificate No.	: IN-UP27687970961441W
Certificate Issued Date	: 29-Jul-2024 12:16 PM
Account Reference	: NEWIMPACC (SV)/ up14002904/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400290452058467062125W
Purchased by	: PRATEEK REALTORS INDIA PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: ₹10
First Party	: PRATEEK REALTORS INDIA PVT LTD
Second Party	: OTHERS
Stamp Duty Paid By	: PRATEEK REALTORS INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Signature.....
 CC Name: SATENDRA SINGH, CC Code: UP14002904
 CC Add: Sub Reg. Office Noida, Mob. 9958864131
 Lic. No.: 99, Tehsil & District NOIDA G.B. NAGAR

Please write or type below this line

FORM 'B'
[Sec Rule-3(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. Rajesh Kumar Agarwal, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13.06.2024.

I, Rajesh Kumar Agarwal, S/o Late Shri Om Prakash Agarwal, Residents of Flat No. 2703, Block-C-3, 26th Floor, Cleo County, GH-05, Sector-121, Noida, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- That I hereby confirm Prateek Realtors India Private Limited have/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 title of such land for development of the real estate project is enclosed herewith.



Statutory Alert:

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

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PRATEEK REALTORS INDIA PVT LTD

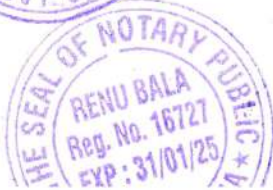
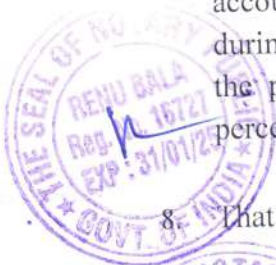
2. That details of encumbrances Asia Real Estate II India Opportunity Trust including details of any rights, title, interest or name of any party in or over such land, along with details.

	Details	
a.	Name of Lender	Asia Real Estate II India Opportunity Trust
b.	Address of Lender's Office / Branch	Suite F-11, Grand Hyatt Hotel, Santacruz East, Mumbai-400055
c.	Date of Borrowing / First Disbursement	30.12.2021
d.	Amount Sanctioned	INR 8,020,000,000/-
e.	Amount Disbursed	INR 7,200,000,000/-
f.	Outstanding Amount as on date of affidavit.	INR 5,100,000,000/-
g.	Details of Project Assets given as Mortgage / Security	Project Land- Plot No(s). 4/BS-01 & 4/BS-05, Siddharth Vihar, Ghaziabad, U.P.

The Promoter had availed a project loan in form of non-convertible debentures by issuing senior, unlisted, redeemable, debentures to M/s Asia Real Estate II India Opportunity Trust through its trustee IDBI Trusteeship Services Limited.

3. That the time period within which the project shall be completed by me/promoter is 10.06.2029.
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



[Handwritten Signature]

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 29th date of July, 2024.

29 JUL 2024



Deponent



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

29 JUL 2024

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK REALTORS (INDIA) PRIVATE LIMITED HELD ON THURSDAY, THE 13TH DAY OF JUNE, 2024 AT A-42, SECTOR-67, NOIDA-201301 AT 10:00 A.M

AUTHORISATION FOR TAKING RERA REGISTRATION

"RESOLVED THAT pursuant to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder (including any statutory modification(s) or re-enactment(s) thereof for the time being in force) and other applicable laws and regulations, the consent of the Board be and is hereby accorded for making an application to the Real Estate Regulatory Authority for registering the project of the Company named as- Prateek Grand Begonia (Phase-I), Prateek Grand Begonia (Phase-II) & Prateek Aurelia (EWS/LIG) situated at Siddhartha Vihar, Ghaziabad.

"RESOLVED FURTHER THAT Mr. Rajesh Kumar Agarwal, S/o, Late Shri. Om Prakash Agarwal, R/o Flat No. 2703, Block-C-3, 26th Floor, Cleo County, GH-05, Sector- 121, Noida-20130, Authorised Signatory of the Company be and is hereby authorized to sign, execute all necessary documents, agreements and undertakings as and when required for the purpose of Registration of Project under RERA and other related purposes and to do all such acts, deeds & things as may be considered necessary & expedient in relation thereto to execute the above resolution.

"RESOLVED FURTHER THAT any Director of the Company be and is hereby authorized to provide the certified true copy of the above resolution to whomsoever concerned."

Name	Signature
Mr. Rajesh Agarwal, Authorised Signatory	 (R-A)

For Prateek Realtors (India) Private Limited



Prashant Kumar Tiwari
Director
DIN: 00024438

Date: 13.06.2024
Place: Noida

PRATEEK REALTORS INDIA PRIVATE LIMITED

Corporate Office: Prateek PRO-MENAGE, A-42, Sector-67, Noida | Tel: +91 120-2595555 | Fax: +91 120-2595544 | Email: info@prateekgroup.com
Regd. Office: Shop No. 7, Ground Floor, CSC Plot, Rishabh Ipex Mall, Patparganj, Near Vidyut Nikunj Society, Delhi-110092
CIN : U70101DL2009PTC197028