

FORM 'B'
[See 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

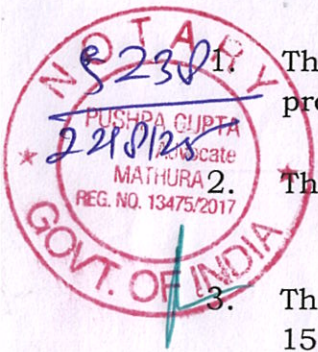
Affidavit cum Declaration of Mr. **Jignesh N. Gosalia** duly authorized by the promoter "**Impactum Lands Pvt. Ltd.**" of the proposed project "**The Raas**".

I, Mr. **Jignesh N. Gosalia**, duly authorized by the promoter of the proposed project "**The Raas**" 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 project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 15/08/2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For Impactum Lands Private Limited

Director / Authorized Signatory



PUSHPA GUPTA
PUBLIC NOTARY
District - MATHURA (U.P.)

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.

For Impactum Lands Private Limited

Deponent
Director / Authorized Signatory

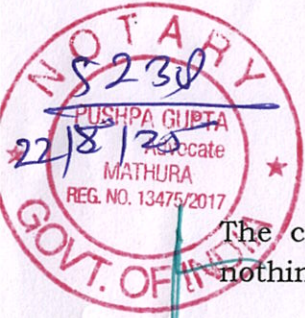
Verification

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

Verify by me at Mathura on 22/8/25.

For Impactum Lands Private Limited

Director / Authorized Signatory
Deponent



PUSHPA GUPTA
PUBLIC NOTARY
District - MATHURA (U.P.)

The Contents of the Affidavit Documents
Read over and explained to Shri. Shri. Smt. V S Govindar
who is identified by Shri. 22/8/25
& on Oath Affected to Day on 22/8/25
at my office 5230 in the notarial
Register of No. 5230
Charged Fees Rs. 100

PUSHPA GUPTA
Advocate
PUBLIC NOTARY MATHURA
HEAD QUARTER GOVERDHAN

I Know Shri/Smt. Shri. Smt. V S Govindar
He/She Has Singed before me

Sig. Identify

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF IMPACTUM LANDS PRIVATE LIMITED ON 21ST JULY 2024.

“RESOLVED THAT pursuant to the provisions of section 179 and 21 and other applicable provisions, if any, of the Companies Act, 2013 Act)read with Companies (Meeting of Board and its powers) Rules, 2014 and other applicable rules under the Companies Act 2013 (including any statutory modification(s) or re-enactment thereof for the time being in force), the consent of the Board be and is hereby accorded to authorize, severally, **Mr. Ashwinder Matharu and Mr. Rakesh Gupta , Directors of the Company along with Mr. Jignesh Gosalia and Mr. Mayank Shah** as Authorized Signatory on behalf of the Company to:

a) To enter into any Memorandum of understanding, Development Agreement, Joint Development Agreement, Power of Attorney, Agreement for Sale, Sale Deed, Deed of Conveyance, Consent Deed, Deed of Confirmation, Deed of Cancellation, Deed of Rectification, Deed for Extra Possession, Exchange Deed, Escrow Agreement, Agreement for Promotion, Deed of Settlement/s, Advertisement, Possession Letter and such documents pertaining to acquisition of the property situate, lying and being at **Village Julhendi and Village Konhai , Tehsil – Sadar , Janpad Mathura admeasuring approximately 100 Acres (“said Land”)** present or in future or any other property in the state of Uttar Pradesh to be undertaken by Company;

b) To enter into Term Sheet, Letter of Intent, Letter of Understanding and such other documents required for initialization of the deal and negotiate with landowners, their advocates, and consultants for the same;

c) To execute and register, present for registration any and all documents pertaining to the said Land and / or Projects on the said Land including other documents not specifically stated hereinabove in point no. (a) and (b) and to do all acts, deeds, actions in relation to acquisition, development, disposition of the said Land/ any part thereof as mentioned hereinabove;

d) To apply to the Collector (District Magistrate), Town Planning Authority, Mathura Vrindavan Development Authority, Sub-Divisional Magistrate, Additional District Magistrate , Tahsildar, Revenue Officer, Talathi, MD/Chief Engineer / Executive Engineer of UP Power Corporation Limited, Commissioner / Additional commissioner of Nagar Nigam, Divisional commissioner, Police department : SSP/SP/& all police station heads of Mathura.UP Nivesh Sarathi, Mathura, Forest Department, Chief Engineer / Executive Engineer of UP Housing Board (UP Awas Vikas) or any such Board, Irrigation, and Registrar and sub registrar, and executive engineer, Badh Khand (flood management authority), District Disaster Management Authority, Mathura and all other government offices, and authorities, for seeking permissions, sanctions, licenses, approvals, No Objection Certificates (NOC), including but not limited to Non-Agricultural Permission in respect of either of or all of the land parcels mentioned hereinabove for the purpose of development of the Project and to do all actions to effectuate complete development of the Project;

e) To apply for revision/ amendment of Non-Agricultural permission, Taluka Inspector of Land Records (T.I.L.R), any other government authorities, revenue authorities, local authorities, local municipal authorities for seeking permissions, sanctions licenses etc;

f) To carry out such other things and execute, register, notarize such other documents, applications, NOCs as may be required for the acquisition of the said Land / any part thereof or Projects undertaken by the Company;

IMPACTUM LANDS PRIVATE LIMITED

Regd. Off: 701 Unit, 7th Floor, 1 Aerocity Building, NIBR Compound, Mohili Village, Sakinaka, Safed Pool, Mumbai 400072.

CIN No.: U70109MH2021PTC373746 | **GST No.:** 27AAGCI4607Q1Z2 | ✉compliance@hoabl.in | ☎022-71519000

- g) To sign all documents including Agreement for Sale, Deed of Sale, Deed of Conveyance, Deed of Settlements, Deed of Confirmation, Deed of Cancellation, Deed of Rectification, Escrow Agreement, Possession Letter and such other documents to be executed and registered with the customers in respect of the Project;
- h) To appear before the Uttar Pradesh Real Estate Regulatory Authority (UP RERA), Uttar Pradesh RERA Appellate Tribunal, and other authorities and to sign, verify and execute all documents including complaints, suits, petitions, replies, rejoinders, affidavits, declarations and such other documents in Uttar Pradesh as well as in any other states to safeguard the interest of the Company;
- i) To sign, verify and execute all documents including complaints, suits, petitions, replies, rejoinders, affidavits, declarations, vakalatnamas and such other documents to safeguard the interest of the Company;
- j) To sub delegate all or any powers hereby conferred to other Officers/Officers of the Company, external consultants, professionals, lawyers etc. as he may think fit and proper in the interest of the Company;
- k) To do and execute such other things as may be required in respect of the aforementioned properties from time to time;

RESOLVED FURTHER THAT the Directors of the Company be and are hereby severally authorized to certify the resolution and issue the same to all concerned parties.”

//Certified True Copy//

For and on behalf of

IMPACTUM LANDS RIVATE LIMITED

ASHWINDER
SUKHWINDERS
INGH
MATHARU

Digitally signed by
ASHWINDER
SUKHWINDERSINGH
MATHARU
Date: 2024.08.01
09:43:41 +05'30'

Ashwinder Matharu

Director

DIN: 09287838

Date: 01/08/2024

Place: Mumbai

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