

Notary Stamp Affixed Rs.10-00



उत्तर प्रदेश UTTAR PRADESH

[See rule3 (4)]

88AE 623439

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. **Om Prakash Pandey** (Authorized Signatory) duly authorized by the promoter "**HOABL Realtech Private Limited**" of the proposed project "**The Sarāyu 4**".

Mr. **Om Prakash Pandey**, duly authorized by the promoter of the proposed project "**The Sarāyu 4**" 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 by **30-06-2028**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

FOR HOABL Realtech Private Limited

Authorized Signatory



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For HOABL Realtech Private Limited

[Signature]
Deponent
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 Ayodhya on 27.08.2024

For HOABL Realtech Private Limited

[Signature]
Deponent
Authorized Signatory

[Handwritten Signature]
THE DEPONENT SWORN AND VERIFIED BEFORE ME
NOTARY
27/8/2024

Date: 3rd October 2024

HOABL Realtech Private Limited
3rd Floor, Lodha Excelus, Apollo Mills Compound, N.M Joshi Marg, Mahalaxmi Mumbai, 400011

To,
Uttar Pradesh Real Estate Regulatory Authority
Uttar Pradesh

Subject: Authorization Letter for RERA Application

Dear Sir/Madam,

I, Mr. Sagar Dhaku Gawde, Director of HOABL Realtech Private Limited, hereby authorize **Mr. Om Prakash Pandey** to submit and sign the application for registration of our real estate project, "The Sarāyu 4", under the Uttar Pradesh Real Estate (Regulation and Development) Act, 2016.

We hereby confirm that **Mr. Om Prakash Pandey** is our authorized representative and is empowered to:

- Submit the application for registration
- Sign and verify the documents
- Receive notices and communications from UP-RERA
- Represent the Company before UP-RERA

We undertake to ratify all actions taken by **Mr. Om Prakash Pandey** in connection with the RERA application.

Sincerely,
For and on behalf of HOABL Realtech Private Limited

Sagar Dhaku Gawde
Director
DIN: 02082205

HOABL REALTECH PRIVATE LIMITED

(Formerly known as PADMASIDDH REALTECH PRIVATE LIMITED)

Regd. Off: Lodha Excelus, 3rd Floor, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.

CIN No.: U70109MH2021PTC357485 | **GST No.:** 27AALCP8809L1ZO | ✉ compliance@hoabl.in | ☎ 022-71519000