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3. The onus of checking the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

I, Mr. Harish Chand Pahwa S/o Late. Shri. Gopal Dass Pahwa Working as (Senior Manager) of M/s Nirala World Residency Private Limited (hereinafter referred as "Promoter") duly authorized by the promoter of proposed project (Nirala Trio) at GH-03A, Sector-2, Greater Noida (West), U.P. vide its authorization dated 24th November, 2022.

I, Mr. Harish Chand Pahwa duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 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 title of such land.
2. That the above project is free from all encumbrances.
3. That we have not made any sales or received any advance against sales/bookings of flats for the project "Nirala Trio".
4. That the time period within which the project (Nirala Trio) shall be completed by promoter is **31.12.2028**.
5. That seventy per cent of the amounts realised by 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

For Nirala World Residency Pvt. Ltd.


Authorised Signatory



9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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 Nirala World Residency Pvt. Ltd.

Hanu
Authorised Signatory
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 07th day of December 2022. For Nirala World Residency Pvt. Ltd.

Hanu
Authorised Signatory
Deponent



ATTESTED

Munendra Kumar Shishodia
Advocate
Dist. Court G B N

8 DEC 2022



CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE 05/2022-23 MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY NIRALA WORLD RESIDENCY PRIVATE LIMITED HELD ON THURSDAY 24TH DAY OF NOVEMBER, 2022 AT THE CORPORATE OFFICE AT H-61, 1ST FLOOR, SECTOR-63, NOIDA-201301, UTTAR PRADESH AT 12:30 P.M.

Authorization to Mr. Gourav Rastogi and Mr. Harish Chand Pahwa

"RESOLVED THAT the approval of the Board be and is hereby accorded to authorize Mr. Gourav Rastogi (General Manager Accounts) and Mr. Harish Chand Pahwa (Senior Manager Banking and Finance) to act as authorised signatory to sign all the Affidavits, Agreement, Declaration, application or any other documents to be filed with the Uttar Pradesh Real Estate Regulatory Authority (UP RERA) with respect to the Registration of Projects or any other regulatory requirement as per UP RERA

Resolved Further that Mr. Gourav Rastogi and Mr. Harish Chand Pahwa singly authorised to sign, modify, file all the documents, deeds, agreement and represent the company in all the matters before the Uttar Pradesh Real Estate Regulatory Authority (UP RERA)

RESOLVED FURTHER THAT Certified True Copy of the aforesaid resolution, duly certified by the director be given to the aforesaid authority as and when required."

//CERTIFIED TRUE COPY//

For and on behalf of

Nirala World Residency Private Limited

NIRALA WORLD RESIDENCY PVT. LTD.

(Suresh Kumar Garg)

Director

Director

DIN: 01182041

Date: 24.11.2022

Place: Noida

NIRALA WORLD RESIDENCY PVT. LTD.

CIN : U45400DL2008PTC182852

Corporate Office:

H-61, 1st Floor,
Sector-63, Noida, UP-201301

Registered Office:

G-83/207, Vijay Chowk,
Laxmi Nagar, Delhi -110092

Site

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Greater Noida (West) UP

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