

RAJDARBAR AYURVEDA PRIVATE LIMITED

REGD. OFF. FF-107, ANSAL FORTUNE ARCADE, SECTOR-18, NOIDA GAUTAM BUDDHA NAGAR UP 2013

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN MEETING OF THE BOARD OF DIRECTORS OF M/s RAJDARBAR AYURVEDA PRIVATE LIMITED HELD ON TUESDAY , 09TH DAY OF JANUARY , 2024 AT THE REGISTERED OFFICE OF THE COMPANY AT FF-107, ANSAL FORTUNE ARCADE, SECTOR-18, NOIDA GAUTAM BUDDHA NAGAR UP 2013, AT 10:30 A.M.

"RESOLVED THAT Mr. Akhilesh Agarwal, Director of the Company be and is hereby individually and severally authorized for and on behalf of the Company to Sign and Execute the declaration and other related documents before RERA (i.e Real Estate Regulatory Authority), Agra for the Registration of Company's Project Under RERA Act, and Rules and Regulations made there under, being developed by the Company at Rajdarbar Spaces Phase -3, Khasara No 83(Part) &89 (Part) Mauze Chauhatna Agra.

RESOLVED FURTHER THAT all acts, deeds, things done, executed or performed for and on behalf of the Company for the aforesaid purpose in accordance with this Resolution by Mr. Akhilesh Agarwal, Director of the Company shall be binding on the Company.

RESOLVED FURTHER THAT certified copies of the said Resolution be provided to those concerned under the hands of any Director of the Company."

Certified True Copy

For RAJDARBAR AYURVEDA PRIVATE LIMITED

For Rajdarbar Ayurveda Private Limited

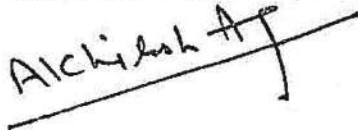


Auth. Signatory/ Director
(Dhirendra Singh)

Director

DIN: 07730149

R/o: : H. No-136, Seemant Vihar,
Kaushambi, Sector-14, Ghaziabad
Uttar Pradesh 201010



Mr. Akhilesh Agarwal

(Signature Attested)

For Rajdarbar Ayurveda Private Limited



Auth. Signatory/ Director

(Dhirendra Singh)

Director

DIN: 07730149

R/o: : H. No-136, Seemant Vihar,
Kaushambi, Sector-14, Ghaziabad
Uttar Pradesh 201010

CIN - U85191UP2004PTC067209

MOBILE: 8373912278

EMAIL - ACCOUNTS@RAJDARBARREALTY.COM

PAN- AACCG2541B

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP30336339991772W



सत्यमेव जयते

e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003363

ACC Add - Noida - Mobile - 9540079101

Stamp No. - 170/2018, Tehsil & Distric - G.B. Nagar

Certificate No.

: IN-UP30336339991772W

Certificate Issued Date

: 09-Jan-2024 02:32 PM

Account Reference

: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400330456665694038276W

Purchased by

: RAJDARBAR AYURVEDA PRIVATE LIMITED

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: RAJDARBAR AYURVEDA PRIVATE LIMITED

Second Party

: UP REAL ESTATE REGULATORY AUTHORITY

Stamp Duty Paid By

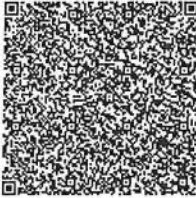
: RAJDARBAR AYURVEDA PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 10

(Ten only)

सत्यमेव जयते



30336339991772W

Please write or type below my line

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 M/s RAJDARBAR AYURVEDA PRIVATE LIMITED through its Director Shri Akhilesh Agarwal S/o Mahesh Kumar Agarwal resides A-1209, A Block 4th Floor G.D Colony, Near Red Fox Hotel, Mayur Vihar, Phase-3, East Delhi-110096, the authorized signature of the promoter of the proposed project RAJDARBAR SPACES PHASE-3.

For Rajdarbar Ayurveda Private Limited

Akhilesh Agarwal
Auth. Signatory/ Director



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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

I Akhilesh Agarwal S/o Mahesh Kumar Agarwal in the capacity as Authorised signatory on behalf of promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by me/firm is- **22-04-2028**
4. That seventy percent 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.
9. That promoter have 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 on any grounds.

For Rajdarbar Ayurveda Private Limited
Akhilesh Agarwal
Deponent
Auth. Signatory/ Director

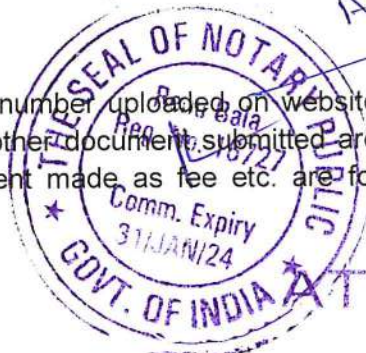
Verification

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 on this 09th day of January 2024

For Rajdarbar Ayurveda Private Limited
Akhilesh Agarwal
Deponent
Auth. Signatory/ Director

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



9 JAN 2024

[Signature]
Notary Public
Govt. of India



2. The land Khasara No. 83 Part & 89 Part at Mauza - Chahutana, Tehsil & Distt. - Agra is under the sole ownership of the company and the project is being developed under Agra development Authority
3. There is no other project registered with RERA on the above-mentioned parcel of land.
4. To date there have been no bookings or sales made on this project.
5. No Booking, Sale advertisement or related activity will be done before the project duly registered with U.P. RERA.

For Rajdarbar Ayurveda Private Limited
Achish AF
Deponent
Auth. Signatory/ Director

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 on this 09th day of January 2024

For Rajdarbar Ayurveda Private Limited
Achish AF
Deponent
Auth. Signatory/ Director

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



ATTESTED
[Signature]

9 JAN 2024

Notary Public
Govt. of India