

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. Suneet Kumar duly authorized by the promoter, M/s Aspire City LLP of the proposed project Aspire City Phase-2, vide its/his/their authorization dated 06.02.2025;

I, Suneet Kumar duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. M/s Grenax Infrastructure Pvt. Ltd., Shri Rajender Kumar and Shri Yatender Kumar 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by Promoter is **30-Jun-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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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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 Aspire City LLP

Deponent

Authorised Signatory

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 6th day of February 2025

For Aspire City LLP

Deponent

Authorised Signatory

Deponent



06 FEB 2025

ATTESTED
Vijay Pandit
(Regd No 2453)
Notary GZB

AFFIDAVIT

This Affidavit is made at Noida on 06-02-2025 by Aspire City LLP having its office at B-108, Ground Floor, Sector-64, Noida through its Authorized representative Mr. Suneet Kumar on behalf of Aspire City LLP (Promoter).

In reference to the above fact, I undertake the below mentioned required details:

'Aspire City Phase-2' is completely new launched project which is registered under category "New" project Category with no sales / booking as on date.

Also, it is further stated that this Phase i.e. Phase-2 is part of larger township and a future expansion is planned for this project which will be registered under subsequent Phases.

I solemnly state that the contents of this undertaking are true to the best of my knowledge.

Thanking You.

Yours Sincerely

For Aspire City LLP



Authorized Signatory

Authorized Signatory
Aspire City LLP



ATTESTED
Vijay Prasad
Regd No. 2453
Notary GZB

06 FEB 2025

**ASPIRE CITY LLP
B 108, SECTOR 64, NOIDA
LLPIN:ACE9199**

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF PARTNERS OF ASPIRE CITY LLP HELD ON 24 JANUARY 2025 FRIDAY AT B- 108, SECTOR 64, NOIDA, UTTAR PRADESH, INDIA, 201001 AT 2.00 P.M.

"RESOLVED THAT Mr. Suneet Kumar, Designated Partner of LLP S/o Shri Sarvjeet Ram R/o Flat No 212, Sector 6, Janhit Soccity, Vasundhara, Ghaziabad having Aadhaar No.5423 4914 4385, as Authorized Representative of the LLP, be and is hereby authorized to sign execute, submitted and represent all the necessary documents related to RERA before "Real Estate Regulatory Authority on behalf of the LLP".

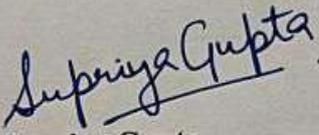
"RESOLVED FURTHER THAT Mr. Suneet Kumar is also authorized to represent us before RERA U.P., or any appropriate authority for accomplishment of the aforesaid".

"RESOLVED FURTHER THAT A certified true Copy of the aforesaid resolution be submitted / file before any appropriate authority for the accomplishment of the same".

For and on behalf of

ASPIRE CITY LLP


**Suneet Kumar
Designated Partner
DPIN : 02276444**


**Supriya Gupta
Designated Partner
DPIN : 08986299**

**Date : 24.01.2025
Place : Noida**