

FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Sanjeev Kumar, Director, Ashtech Industries Private Limited, having its Registered Office at D-49, Mansarovar Park, Shahdara, Delhi, PIN-110032 duly authorized by the Promoter of the proposed Project **Ashtech Presidential Towers** situated at Plot No. GH-01/F, G, H&I, Sector-12, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, vide Board Resolution Dated 09.09.2025.

I, Sanjeev Kumar, 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 project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 09.09.2030.
4. That seventy per cent of the amounts to be realized by the 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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

1 1 SEP 2025


Director/Auth. Signatory

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 Ashtech Industries Pvt. Ltd.



Director/Auth. Signatory

Deponent

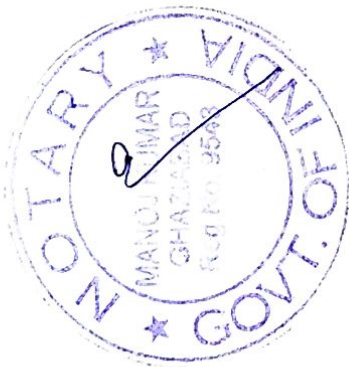
Verification

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 Gautam Buddha Nagar on this day of 11th September 2025 **For Ashtech Industries Pvt. Ltd.**



Director/Auth. Signatory



ATTESTED
11 SEP 2025
MANOJ KUMAR
Advocate & Notary
Govt. of India

11 SEP 2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF ASHTECH INDUSTRIES PRIVATE LIMITED ON TUESDAY 9TH SEPTEMBER 2025 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY D-49, MANSAROVER PARK, SHAHDARA, DELHI, PIN-110032.

That the Chairman informed the Board that, the Company is developing and constructing a Residential Project namely **Ashtech Presidential Towers** on Land area admeasuring 22,558 Sq. Mtrs. situated at Plot No. GH-01/F, G, H&I, Sector-12, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh 201318.

Now, Company required to apply for Registration of the above said Project as "**Ashtech Presidential Towers**" as Residential with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors / Officials of the Company to prepare, submit and execute Application(s), Affidavit(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

"**RESOLVED THAT** the consent of board of directors be and is hereby accorded to file an Application for Registration of "**Ashtech Presidential Towers**" Project Land admeasuring 22,558 Sq. Mtrs. with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"**RESOLVED FURTHER THAT** Mr. Sanjeev Kumar and / or Mr. Manish Agarwal Director/Authorised Signatory of the company, to jointly or Severally be and hereby authorized to apply, sign, submit, correct, amend application, document, form, Affidavit, agreement, undertaking, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, UP RERA Compliance , Filling of QPRs, to present before Hon'ble UP RERA Authority / its Official(s) / its Bench(es) and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

Ashtech Industries Private Limited

Accepted by

For Ashtech Industries Pvt. Ltd.


Director/Auth. Signatory

(Director)

For Ashtech Industries Pvt. Ltd.


Director/Auth. Signatory

(Director)

For Ashtech Industries Pvt. Ltd.


Director/Auth. Signatory
(Authorized Signatory)

DIN - 01134291

DIN- 06728065

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9001:2015
14001:2016
45001:2018
ISO Certified Company