



INDIA NON JUDICIAL



IN-UP76921950785489W

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC Add - Noida - Mobile - 9540079101

License No - 17042013, Tehsil & District - G.B. Nagar

Certificate No. : IN-UP76921950785489W
 Certificate Issued Date : 09-Sep-2024 10:43 AM
 Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400330450617172170446W
 Purchased by : UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

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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 UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.
 promoter of the proposed project / duly authorized by the promoter of the proposed
 project, vide their authorization dated 01st July 2021

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



The authenticity of this Stamp certificate should be verified at the time of installation using e-Stamp Mobile App of Stock Holding
 Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 The burden of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.

1. M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD. 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 *as per details on website*.

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

OR

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

3. That the project start date is 01.09.2024 and project end date is 30.06.2029.
4. That seventy percent of the amounts realized 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.
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 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.


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 *Ghaziabad* on this day of 9th September 2024.


Deponent

I declare that the pan card, 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 misleading or wrong, the authority may reject the registration.



ATTESTED
ANJANA SHUKLA
Advocate Notary
Distt. G.R. Nagar. M-971717930
09 SEP 2024



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S UPPAL-CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED HELD ON THURSDAY, 01ST DAY OF JULY, 2021 AT THE CORPORATE OFFICE OF THE COMPANY AT C-1, SECTOR-3, NOIDA, UP-201301.

"RESOLVED THAT in supersession of all earlier resolutions passed in this regards, the authority given to **Mr. Munish Mishra**, Chief Operating Officer of the Company for the purposes mentioned below is hereby withdrawn and **Mr. Charanjeet Singh**, Chief Operating Officer of the Company be and is hereby authorized to represent the Company before, and also to coordinate, sign, execute, file, submit, furnish etc., for and on behalf of the Company, any documents, report, return, reply, papers, information, any other correspondence etc., as may be required from time to time, with the Real Estate Regulatory Authority, Lucknow, Uttar Pradesh or any of its office situated at any place in the State of Uttar Pradesh.

Uppal-Chadha Hi-Tech
Developers Private Limited

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg.
NH 24, Wave City-201015 (UP)
India

Tel: +91-120-4188950/952
Email: customercare@wavecity.in
Web: www.wavecity.in

Corporate Office
C-1, Sector-3,
Noida-201301 (U.P.)
India

Tel: +91-120-4180500
Fax: +91-120-4180541

Registered Office
Mezzanine Floor, M-4, New Delhi
South Extension Part-II,
New Delhi-110049, South Delhi,
India

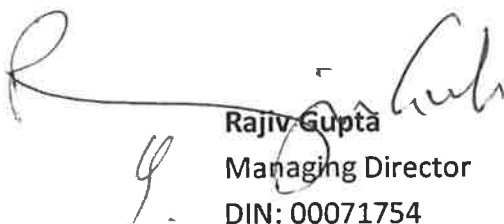
T +91-11-46586148

RESOLVED FURTHER THAT for the aforesaid purposes, Directors of the Company be and are hereby severally authorized to furnish/submit the detail of Mr. Charanjeet Singh, Chief Operating Officer of the Company, the authorized representative of the Company as aforesaid, including his mobile number, email address or any other information, after obtaining the same from him, as may be required from time to time by the said Authority or any of its officers.

RESOLVED FURTHER THAT Managing Director/Director/Company Secretary of the Company be and is hereby authorized to submit a certified copy of this resolution under his signature with the said authority or any other person, as may be required."

Certified True Copy

For Uppal-Chadha Hi-Tech Developers Private Limited



Rajiv Gupta
Managing Director
DIN: 00071754

Address: G-68, Pocket G, Sarita Vihar,
South Delhi, Delhi-110076

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BOARD OF DIRECTORS OF M/S UPPAL-CHADHA HI-TECH DEVELOPERS
PRIVATE LIMITED HELD ON THURSDAY, 01ST DAY OF JULY, 2021 AT THE
CORPORATE OFFICE OF THE COMPANY AT C-1, SECTOR-3, NOIDA, UP-
201301.**

“RESOLVED THAT in supersession of the earlier resolutions passed in this regard by the Board of Directors, Mr. Rajiv Gupta, Managing Director, Mr. Harmandeep Singh Kandhari, Director and Mr. Charanjeet Singh, Chief Operating Officer of the Company be and are hereby authorized, severally to appear and represent the Company before Ghaziabad Development Authority (GDA) or any of its Committee, Pollution Control Board, Ministry of Environment and Forest, Department of Environment, Department of Fire, Airport Authority of India or any other statutory Authority or any of their officers, at any place, as may be required, from time to time, in connection with or for the purposes of its project ‘WAVE City’ situated at Ghaziabad.

Uppal-Chadha Hi-Tech
Developers Private Limited

CIN No. U45201DL2004PTC128784

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Tel: +91-120-4188950/952
Email: customercare@wavecity.in
Web: www.wavecity.in

Corporate Office
C-1, Sector-3,
Noida-201301 (U.P.)
India

Tel: +91-120-4180500
Fax: +91-120-4180541

Registered Office
Mezzanine Floor, M-4, New Delhi
South Extension Part-II,
New Delhi-110049, South Delhi,
India

T +91-11-46586148

RESOLVED FURTHER THAT Mr. Rajiv Gupta, Managing Director, Mr. Harmandeep Singh Kandhari, Director and Mr. Charanjeet Singh, Chief Operating Officer of the Company be and are hereby authorized, severally to sign and give, submit, file, provide, furnish etc. answer to any query, question, or any application, reply, information, documents etc. raised, asked, required by any of the aforesaid authority, committee or any officer thereof whether orally or in writing.

RESOLVED FURTHER THAT Managing Director/Director/Company Secretary of the Company be and is hereby authorized to submit a certified copy of this resolution under his signature with any of the said authority or any other person, as may be required.”

Certified True Copy

For Uppal-Chadha Hi-Tech Developers Private Limited



Rajiv Gupta

Managing Director

DIN: 00071754

Address: G-68, Pocket G, Sarita Vihar,
South Delhi, Delhi-110076



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BOARD OF DIRECTORS OF M/S UPPAL-CHADHA HI-TECH DEVELOPERS
PRIVATE LIMITED HELD ON THURSDAY, 01ST DAY OF JULY, 2021 AT THE
CORPORATE OFFICE OF THE COMPANY AT C-1, SECTOR-3, NOIDA, UP-
201301.**

"RESOLVED THAT Mr. Charanjeet Singh, Chief Operating Officer of the Company be and is hereby authorized to sign, for and on behalf of the Company, the work orders, requisitions and other documents as may be required from time to time by the Company.

RESOLVED FURTHER THAT Managing Director/Director/Company Secretary of the Company be and is hereby authorized to submit a certified copy of this resolution under his signature to any person, as and when required."

Uppal-Chadha Hi-Tech
Developers Private Limited

CIN No. U45201DL2004PTC128784

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For Uppal-Chadha Hi-Tech Developers Private Limited

Rajiv Gupta

Managing Director

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