



# INDIA NON JUDICIAL

## Government of Uttar Pradesh

### e-Stamp

**Certificate No.** : IN-UP11093956810659V  
**Certificate Issued Date** : 19-Jan-2023 11:24 AM  
**Account Reference** : NEWIMPACC (SV)/ up14075404/ GHAZIABAD SADAR/ UP-GZB  
**Unique Doc. Reference** : SUBIN-UPUP1407540415824489472873V  
**Purchased by** : RAMPRASTHA REAL ESTATE PRIVATE LIMITED  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** :  
**First Party** : RAMPRASTHA REAL ESTATE PRIVATE LIMITED  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : RAMPRASTHA REAL ESTATE PRIVATE LIMITED  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)



Please write or type below this line

19 JAN 2023

### FORM 'B'

[See rule3(4)]

## DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROPROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

### Affidavit cum Declaration

Affidavit cum Declaration of Mr. KUNAL ARORA S/o Mr. Ramesh Chander Arora R/o 85, 3<sup>rd</sup> Floor National Park, Lajpat Nagar IV, New Delhi – 110020, duly authorized by the promoter (M/s Ramprastha Real Estate Private Limited.) of the proposed project, vide their authorization dated 26<sup>th</sup> December 2022.

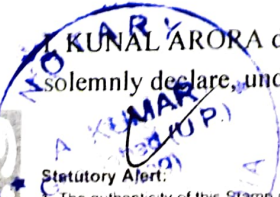
KUNAL ARORA duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

### Statutory Alert:

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

19 JAN 2023

For Ramprastha Real Estate Private Ltd.



1. That **RAMPRASTHA REAL ESTATE PVT. LTD.** has a legal title to the land on which the development of the project is proposed

AND

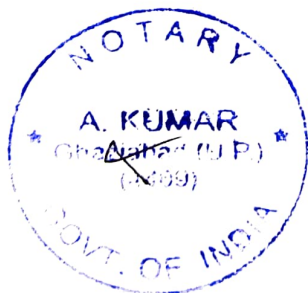
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 58 months
4. That seventy per cent of the amounts realised 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Ramprastha Real Estate Private Ltd.



Auth. Signatory



19 JAN 2023

10. That the 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 Ramprastha Real Estate Private Ltd.



Deponent  
Auth. Signatory

**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 Ghaziabad on this 19<sup>th</sup> day of January 2023

For Ramprastha Real Estate Private Ltd.



Auth. Signatory  
Deponent

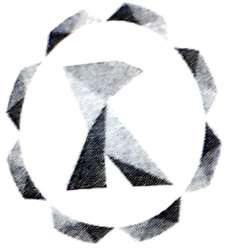


**ATTESTED**

Notary Public  
Govt. of India

19 JAN 2023





# RAMPRASTHA

R E A L E S T A T E

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s RAMPRASTHA REAL ESTATE PRIVATE LIMITED IN ITS MEETING HELD AT D - 194, BASEMENT, GATE NO.01 (FRONT SIDE), OKHLA INDUSTRIAL AREA PHASE - 1, NEW DELHI-110020 ON 26<sup>th</sup> DECEMBER 2022**

“RESOLVED that Mr. Kunal Arora S/o Sh. Ramesh Chander Arora R/o 85, 3<sup>rd</sup> Floor, National Park, Lajpat Nagar – IV, New Delhi - 110024. be and is hereby authorized to sign & furnish all the necessary papers regarding the company for getting itself registered under UP RERA for the Project “ATTALIKA situated at village Makanpur, Ramprastha Greens, Vaishali Extension, Ghaziabad,” , under the said act and also to take all necessary steps as he may deem fit for accomplishment of the aforesaid purpose. He is further authorize to represent the company in all above mentioned matters before the respective appropriate authorities and do all ancillary, incidental, consequential acts deeds and things as may be required or necessary for and behalf of the company.”

**Certified True Copy  
For Ramprastha Real Estate (P) Ltd.**

**Pradhep Yadav  
Din No. 02245358**



19 JAN 2023



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