



A CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S LAXMI TOWN PLANNERS PRIVATE LIMITED IN THEIR MEETING HELD ON 10TH DAY OF NOVEMBER 2025 AT ITS REGIONAL OFFICE SITUATED AT D 23, SECTOR 63, 2ND FLOOR, NOIDA, DISTT GB NAGAR, UP 201301

"RESOLVED THAT Mr. MANISH GUPTA (DIN 00175745), and Mrs SHWETA GARG (DIN 02177853), the Directors of the Company, Authorised Signatories, be and are hereby severally authorized for and on behalf of the Company to sign, execute, file and submit all necessary application(s), affidavit(s), undertaking(s), declaration(s), papers or any other documents with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UPRERA) or any other concerned authority in relation of Company' Project **KOURTYARD** situated at Plot No CS 23, SECTOR DELTA 2, Greater Noida, DISTT G B Nagar, Uttar Pradesh.

RESOLVED FURTHER THAT the above Authorised Persons be and are hereby severally authorized to appear and/or represent the Company before the aforesaid authority(ies) as and when required and to do all such lawful acts, matters deeds, and things as may be necessary in relation to the aforesaid matter.

RESOLVED FURTHER THAT the above Authorised Persons shall comply with all the applicable acts, rules, and regulations and any amendments/enactments, re-enactments thereof and will solely be liable and responsible for all such acts, deeds, and things and shall keep the Company fully indemnified and harmless in this regard.

RESOLVED FURTHER THAT the afore mentioned authority in favor of the above Authorised Persons shall remain in force till they are in association/ employment of the Company or till powers entrusted herein in their favor are revoked by the Board whichever is earlier.

For LAXMI TOWN PLANNERS PVT LTD

LAKHI CHAND BANSAL
DIN 09454967
Director

MANISH GUPTA
DIN 00175745
Director

SHWETA GARG
DIN 02177853
Director

LAXMI TOWN PLANNERS PRIVATE LIMITED

REGD. OFFICE: 636, POCKET C, IFC GHAZIPUR, EAST DELHI, DELHI-110096

CIN-U45500DL2022PTC394535

Email ID: mkg0203@gmail.com

2. That the said land is free from all encumbrances / HAS A LOAN OF INR 7,40,00,000/= FROM ADITYA BIRLA CAPITAL LTD
3. That the time period within which the project shall be completed by the Promoter is on or before 25.09.2030
4. That, seventy percent of the amounts 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 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.

LAXMI TOWN PLANNERS PVT. LTD.

Director / Authorised Signatory

Deponent

16/12/2025

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

LAXMI TOWN PLANNERS PVT. LTD.

Director / Authorised Signatory

Deponent

16/12/2025

Verified by me at NOIDA on this 16th day of DECEMBER 2025.



ATTESTED
RENU BALA
Regd. No. 16727
Notary Public /
Govt. of India

16 DEC 2025

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the Promoter of the Proposed Project **KOURTYARD**, Situated AT CS 23, SECTOR DELTA 2, GREATER NOIDA, DISTT GB NAGAR, UP

I, MANISH GUPTA, director/Authorized Signatory of the promoter M/S LAXMI TOWN PLANNERS PVT LTD, do hereby solemnly declare, undertake, and state as under:

1. That the project, **KOURTYARD**, is proposed to be delivered on land area 1200, Sq. Mt., Situated AT CS 23, SECTOR DELTA 2, GREATER NOIDA, DISTT GB NAGAR, UP
2. That I affirm and declare that there is no other project registered with U.P. RERA on the same plot and khasra number on which the Company/Promoter is developing this project.
3. That the Company/Promoter has neither accepted any booking in the proposed project, nor has received any advance towards any unit of the project till today. Further, the Company has not advertised/invited booking in the project **KOURTYARD**, proposed to be developed by the Promoter.

LAXMI TOWN PLANNERS PVT. LTD.

Manish Gupta
Deponent
19/11/2025

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at NOIDA on this 19 day of NOVEMBER 2025

LAXMI TOWN PLANNERS PVT. LTD.

Manish Gupta
Deponent
19/11/2025



Manish Gupta
ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

19 NOV 2025