



INDIA NON JUDICIAL



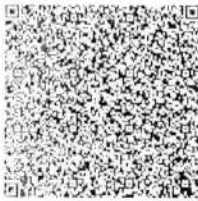
IN-UP57271087881313X

Government of Uttar Pradesh

e-Stamp

Signature: *Rahul*
Name: Rahul Kumar Dubey
ACC Code: UP14050104
ACC Add: G.B. Nagar (U.P.)
LiC No.: 200, M.: 9999742878

Certificate No. : IN-UP57271087881313X
 Certificate Issued Date : 26-May-2025 02:07 PM
 Account Reference : NEWIMPACC (SV)/ up14050104/ GAUTAMBUDDH NAGAR 2/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1405010412045016547338X
 Purchased by : PARMESH CONSTRUCTION COMPANY LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : PARMESH CONSTRUCTION COMPANY LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : PARMESH CONSTRUCTION COMPANY LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

This Affidavit is part of form-B for the project, ASTRATHUM.

For Parmesh Construction Company Ltd.

Auth. Sign./Director

[Handwritten Signature]



Statutory Alert:

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

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. Ratish Pathania, duly authorized by the promoter, M/s Parmesh Construction Company Limited, of the proposed project, **Astrathum**, vide its/his/their authorization dated 26th May'25.

I, Ratish Pathania duly authorized by the promoter, M/s Parmesh Construction Company Limited of the proposed project, **Astrathum**, do hereby solemnly declare, undertake and state as under:

1. That, Promoter 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.

3. That the time period within which the project shall be completed by me/Promoter is **05-03-2029**.

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 have / has furnished such other documents as have been prescribed by the rules

For Parmesh Construction Company Ltd.

At the Sign/ Director



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 Parmesh Construction Company Ltd.

Deponent

[Handwritten Signature]
Auth. Sign./Director

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 29th day of May-2025.

For Parmesh Construction Company Ltd.

Deponent

Auth. Sign./Director

[Handwritten Signature]

ATTESTED

[Handwritten Signature]
Ved Prakash Uppal
Notary Advocate
Reg No.21387
G.B. Nagar



31 MAY 2025



सत्यमेव जयते

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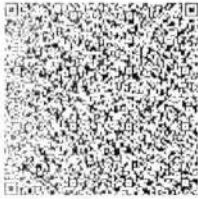
Government of Uttar Pradesh

IN-UP57274184276281X

e-Stamp

Signature:- *Rahul*
Name: Rahul Kumar Dubey
ACC Code: UP14050104
ACC Add: G.B. Nagar (U.P.)
LiC No.: 200. M.: 9999742878

Certificate No.	:	IN-UP57274184276281X
Certificate Issued Date	:	26-May-2025 02:08 PM
Account Reference	:	NEWIMPACC (SV)/ up14050104/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference	:	SUBIN-UPUP1405010412038602211995X
Purchased by	:	PARMESH CONSTRUCTION COMPANY LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	PARMESH CONSTRUCTION COMPANY LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	PARMESH CONSTRUCTION COMPANY LTD
Stamp Duty Amount(Rs.)	:	10 (Ten only)



Please write or type below this line



AFFIDAVIT

This Affidavit is made at **Noida** on **30-05-2025** by M/s Parmesh Construction Company Limited having its office at 7th Floor, Plot No. 1, Alphathum Tower-C, Janpath Marg, Sector 90, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201305 through its Authorized representative Mr. Ratish Pathania on behalf of M/s Parmesh Construction Company Limited (**Promoter**).

For Parmesh Construction Co. Ltd.

Ratish Pathania
Auth. Sign Director

Statutory Alert:

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3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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

'ASTRATHUM' is completely new launched project which is registered under category "New" project Category with no sales / booking as on date.

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

Thanking You.

Yours Sincerely, **Construction Co. Ltd.**

[Handwritten Signature]
Auth. Sign/Director

Authorized Signatory
M/s Parmesh Construction Company Limited



ATTESTED

[Handwritten Signature]
Ved Prakash Uppal
Notary Advocate
Reg No. 21387
G.B. Nagar

3-1 MAY 2025



PARMESH CONSTRUCTION COMPANY LTD.

7TH Floor, Tower C, Bhutani, Alphathum, Janpath Marg, Sector 90,
Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301. | CIN: U45201UP1996PLC198063

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/S PARMESH CONSTRUCTION COMPANY LIMITED (“COMPANY”) HELD ON MONDAY, THE 26TH DAY OF MAY, 2025 AT 1100 HRS AT THE REGISTERED OFFICE OF THE COMPANY AT 7TH FLOOR, TOWER C, BHUTANI ALPHATHUM, JANPATH MARG, SECTOR 90, NOIDA, GAUTAM BUDDHA NAGAR, UP, 201301

To appoint Mr. Ratish Pathania as authorized representative to sign, execute and submit applications and/or other related documents on behalf of the Company before RERA Authority

“RESOLVED THAT Mr. Ratish Pathania (PAN: AAHPP8563E), S/o Shri Ram Saroop Pathania, R/o 11074, ATS One Hamlet, Sector-104, Noida, Maharishi Nagar, Gautam Budh Nagar, Uttar Pradesh- 201304, “C.E.O – Projects” in the company 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 Company”.

“RESOLVED FURTHER THAT Mr. Ratish Pathania 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/filed before any appropriate authority for the accomplishment of the same”.

**For and on behalf of Board of
M/s Parmesh Construction Company Limited**

For Parmesh Construction Company Ltd.

**Prem Bhutani
Director**

DIN: 00809853

Address: D-124, Preet Vihar, New Delhi-92

Auth. Sign./Director