



# INDIA NON JUDICIAL

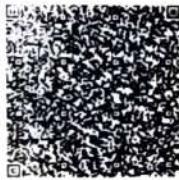
## Government of Uttar Pradesh

### e-Stamp



Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

: IN-UP31072850721177V  
: 09-Jun-2023 06:17 PM  
: NEWIMPACC (SV)/ up14055404/ GAUTAMBUDDH NAGAR 2/ UP-GBN  
: SUBIN-UPUP1405540457003075586907V  
: LARSEN AND TOUBRO LIMITED  
: Article 4 Affidavit  
: Not Applicable  
:  
: LARSEN AND TOUBRO LIMITED  
: NA  
: LARSEN AND TOUBRO LIMITED  
: 100  
(One Hundred only)



Please write or type below this line



This e-stamp paper is a part of parcel of attached  
FORM B affidavit.

*For Larsen & Toubro Limited*  
*Divya Java*  
*Authorised Signatory*

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.stampitstamp.com](http://www.stampitstamp.com) or using e-Stamp Mobile App of Stock Holding Authority. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM -'B'  
[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Manoj Shrivastava on behalf of Larsen & Toubro Limited (Promoter) of the proposed project (Green Reserve Tower 1 and 2) duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18<sup>th</sup> Nov 2022;

I, Manoj Shrivastava on behalf of Larsen & Toubro Limited (Promoter) of the proposed project (Green Reserve Tower 1 and 2) duly authorized by the promoter of the proposed project, 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 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 me/Promoter is 72 months.
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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



FOR LARSEN & TOUBRO LIMITED  
D. J. Verma  
Authorized Signatory

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 LARSEN & TOUBRO LIMITED  
Signature  
Deponent  
Authorised Signatory

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 ..... day of June 9, 2023

FOR LARSEN & TOUBRO LIMITED  
Signature  
Deponent  
Authorised Signatory



ATTESTED

Virendra Kumar Garg  
Advocate Notary  
Reg. No. 2874  
Gautam Budh Nagar



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name: Vats Chakar ACC Code: UP-460304

ACC Add - Noida - Mobile - 9540079101

License No.-170/2018, Tahsil &amp; District - G.B. Nagar

Certificate No. : IN-UP86093022443953V  
 Certificate Issued Date : 17-Apr-2023 10:19 AM  
 Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400330466516041312890V  
 Purchased by : LARSEN AND TOUBRO LTD  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : LARSEN AND TOUBRO LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : LARSEN AND TOUBRO LTD  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line

**AFFIDAVIT**

This Affidavit is made at **GB-NAGAR** on **17.04.2023** by **Larsen and Toubro Limited** (Promoter) and duly incorporated under the companies Act, 1956 having its registered office at L&T House, Ballard Estate, Larsen and Toubro Limited, Mumbai 400001 through its Authorized Signatory Mr. Manoj Shrivastava.

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

'GREEN RESERVE Tower 1 and 2' is completely new launched project which is registered under category "New" project Category, with no sales / booking as on date.

**Statutory Alert:**

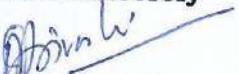
1. The authenticity of this e-Stamp certificate should be verified at [www.sicilestamp.com](http://www.sicilestamp.com) or using e-Stamp Mobile App or Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
2. The onus of checking the statutory is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

Also, it is further stated that the balance area of 13475.50 sq. mtrs. shall be used for future development in subsequent phases.

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

**Thanking You .**

**Yours Sincerely**

  
(Authorized Signatory)  
**Larsen and Toubro Limited**



ATTESTED  
N.K. YADAV  
Regd. 4641, Advocate  
Govt. of India  
G.B. Nagar

17 APR 2023



महाराष्ट्र MAHARASHTRA

● 2022 ●

BT 712465



प्रधान नूत्रक कार्यालय, सुंदरई.  
प.मु.क्र.क. ८०००००८  
- 1 NOV 2022  
सक्षम अधिकारी

### POWER OF ATTORNEY

KNOW ALL MEN by these presents that We, Larsen & Toubro Limited, a Company within the provisions of the Companies Act 2013 (hereinafter referred to as "**the Company**"), having its Registered Office at L&T House, N.M. Marg, Ballard Estate, Mumbai - 400 001, through **MR. R. SHANKAR RAMAN**, its **Whole-time Director & Chief Financial Officer** (hereinafter referred to as "**the WTD & CFO**") SEND GREETINGS:

**WHEREAS** the Company, in its ordinary course of business, is undertaking development/redevelopment of leasehold lands being pocket nos. B-22B (having Land Area of 3.04 Acres and FAR of 810,000 Sq. ft.) and B-24A (having Land Area of 3.06 Acres and FAR of 815,000 Sq. ft.), totally admeasuring 6.10 acres, along with total FAR of 16,25,000 sq. ft. in "Jaypee Greens Wish Town", Sector 128, Noida 201304 (hereinafter referred to as "**the said Land**") and is required to do various acts, deeds and things in respect thereof.



  
**NOW, THEREFORE**, by virtue of the powers vested in the **WTD & CFO** by the Company, pursuant to the Resolution passed by the Board of Directors on 28<sup>th</sup> October, 2020 and in particular the power to delegate any of the powers, authorities and discretions, for the time being vested in the **WTD & CFO** thereunder, the **WTD & CFO** doth hereby constitute, nominate and appoint following officers of the Company:

1. Mr. Anupam Kumar - Executive Vice President & Chief Executive - Operations & Commercial Business, L&T Realty)
2. Mr. Rakesh Kaul – Chief Executive, NCR (L&T Realty)
3. Mr. G.V. Srinivas - Vice President & Head Project Management Office (L&T Realty)
4. Mr. Manoj Shrivastava - Project In-charge, Noida Project (L&T Realty)

to act severally as the true and lawful Attorney/s of the Company ("said Attorney/s"), so long as the said Attorney/s are in the employment of the Company, and authorize the said Attorney/s to do the following acts, deeds and things :

- a) To correspond and deal with and/or to appear and represent the Company before all concerned government, semi-government, local and public bodies and authorities, and to procure, apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders for the development and for these purposes to sign, execute and register and admit execution (if required) all applications, statements, forms, affidavits, declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things as may be required, for the development.
- b) To comply with the terms and the conditions of the permissions, approvals, consents, etc., granted by the competent authorities, from time to time.
- c) To prepare, sign and submit to the concerned/competent authorities building plans, layout plans, sub-division plans, amalgamation plans and other plans, drawings, designs and specifications for and in respect of the development, and to have the same approved and sanctioned by the concerned/competent authorities, and to perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and proper by the said Attorney/s.
- d) To hand over setback land or land affected by road/road widening, as per the applicable development rules and regulations for the development.
- e) To represent the Company before any Registrar or Sub-Registrar of Assurances to present and lodge affidavit, undertakings, indemnity bond, declaration cum indemnity bond, forms & any other documents, as may be necessary, for the development.
- f) To appear before various authorities whether State or Central, Municipal, Revenue or Judicial or quasi-judicial or such other local authorities, and to make such applications and file such undertakings, affidavits, writings, etc. as may be necessary.
- g) To register the Company's project/s being constructed / to be constructed on the said Land under the Real Estate (Regulation & Development) Act, 2016 and to make, sign, execute and file all forms, applications, declarations, or any other documents expedient or necessary in relation thereto, on behalf of the Company.
- h) To make, sign, execute and file all declarations, vakalatnamas, written statements, affidavits, replies, rejoinders, recording of pleas or any other documents expedient or necessary to be made, signed and executed or to be filed in relation to any complaints/proceedings concerning the Company's project/s, for and on behalf of the Company, before the Real Estate Regulatory Authority (RERA) for Uttar Pradesh (UPRERA), Real Estate Appellate Tribunal, Conciliation Forum, District Consumer Disputes Redressal Forum, State Consumer Dispute Redressal Commission, National Consumer Dispute Redressal Commission, National Company Law Tribunal, High Court, Supreme Court and / or before such other Courts / Authorities /



Tribunals / Forums and to do all such acts, deeds and things as may be necessary to give effect to this Authority Letter.

i) To sign and submit all the necessary affidavits, declarations, etc., in connection with any transaction, payment of stamp duty, registration fee and other charges/fees and to appear and represent before any Government, Quasi Government Bodies or any other statutory authority, in connection with the said Land for and on behalf of the Company and to receive original documents from the registration authorities.

j) For the purposes of these presents, to engage, retain, employ, and/or appoint architects, engineers, designers, surveyors, advocates, solicitors, accountants, contractors, and all other consultants, professionals, experts and persons as may be required, and to pay their fees, remuneration, costs, charges and expenses.

k) To apply for and obtain all consents, concessions, licenses, approvals and no objection certificates, of all nature, from any person or authorities or court, and to make applications, petitions, affidavits, declarations and give such undertaking/s as the said person or authority or court may require.

l) To indent, receive all materials, drawings and give instructions to the contractors / sub-contractors for the execution of development on the said Land.

m) To sign all measurement books including final measurements for all the works executed directly or through nominated contractors, receive bills and make payments on behalf of the Company to the contractors.

n) To appoint casual and temporary labour on daily wages and to discharge, dismiss, remove or suspend such labour.

o) To apply for License under the Contract Labour (Regulation & Abolition) Act 1970, in respect of the Project and comply with all statutory requirements under the Act and all other applicable Labour Laws.

p) To obtain the Labour Registration Certificate (if applicable);

q) To appear before any Competent Authority, if required, to receive notices and to reply to the same, under the labour and other enactments.

r) To represent the Company before all authorities (State, and/or Central) government and Semi-government bodies including Provident Fund Commissioner, Employee State Insurance Corporation, Revenue, Labour, Fire, Health, Pollution Control and other local bodies for all intents and purposes, as may be required.

s) To GENERALLY to do all such acts, deeds and things in the name and on behalf of the Company as the said Officer may consider expedient in connection with the said Land.

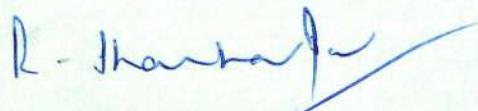
t) And we do hereby ratify and agree to ratify and confirm all that the said Attorneys have done hitherto and shall do whatsoever that our said Attorney/s shall do or purport to do or cause to be done, by virtue of these presents.

Photographs of all Attorney/s and the Principal herein with their left hand thumb impression thereon are annexed hereto for identification.

This Power of Attorney shall remain valid for 2 (two) years from the date of its execution or till the date of the employment of the Attorney/s, whichever is earlier.

This Power of Attorney supersedes the earlier Authority Letter dated 10<sup>th</sup> February 2022 issued in favour of Mr. U.C. Rath, Head, Finance & Accounts (L&T Realty), Mr. Rakesh Kaul- Chief Executive, NCR (L&T Realty, Partnership Business) and Mr. Rajeevan Nair - Head Legal (L&T Realty).

IN WITNESS WHEREOF, Mr. R. Shankar Raman, the Whole-time Director & Chief Financial Officer of the Company, has set and subscribed his name and signature for and on behalf of the Company as its duly constituted agent on this 18<sup>th</sup> day of November 2022.



R. SHANKAR RAMAN  
WHOLE-TIME DIRECTOR &  
CHIEF FINANCIAL OFFICER  
LARSEN & TOUBRO LIMITED

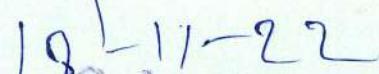
In the presence of:

- 1) U.R Desai (Urvil Desai)
- 2) Kumuda (Kumuda Rao)

Identified by me

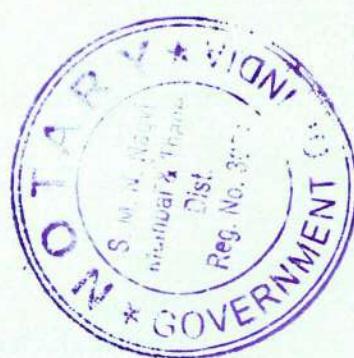
Before me

 BEFORE ME

 18-11-22

S. M. N. Naqvi  
**NOTARY**  
Government of India  
Mumbai & Thane Dist

SR No 1048 PNo 99  
NOTARY Register 537 Date 18/11/22



ANNEXURE

	
<p><b>MR. ANUPAM KUMAR</b> EXECUTIVE VICE PRESIDENT &amp; CHIEF EXECUTIVE - OPERATIONS &amp; COMMERCIAL BUSINESS, (L&amp;T REALTY) LARSEN &amp; TOUBRO LIMITED</p>	<p><b>Mr. RAKESH KAUL</b> CHIEF EXECUTIVE, NCR (L&amp;T REALTY) LARSEN &amp; TOUBRO LIMITED</p>
	
<p><b>ATTORNEY/S</b></p>	


<p><b>Mr. R SHANKAR RAMAN</b> WHOLE-TIME DIRECTOR &amp; CHIEF FINANCIAL OFFICER LARSEN &amp; TOUBRO LIMITED (PRINCIPAL)</p>