



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP31072850721177V
Certificate issued Date : 09-Jun-2023 06:17 PM
Account Reference : NEWIMPACC (SV)/ up14055404/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1405540457003075586907V
Purchased by : LARSEN AND TOUBRO LIMITED
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : LARSEN AND TOUBRO LIMITED
Second Party : NA
Stamp Duty Paid By : LARSEN AND TOUBRO LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



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

FOR LARSEN & TOUBRO LIMITED
Divastava
Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shrestamp.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. 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 18th 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
[Signature]
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
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
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 - V.K. Singh - ACC Code - UP-4003304

ACC Add - Noida - Mobile - 9540079101

License No. - 170/2018, Tehsil & 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 G.B. 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.



Manoj Shrivastava

Statutory Alert:

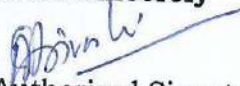
1. The authenticity of this Stamp certificate should be verified at 'www.e-stampstamp.com' or using e-Stamp Mobile App of Stock Holding.
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3. The onus of checking the authenticity is on the users of the certificate.
3. In case of any discrepancy please 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.

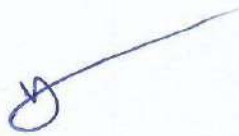
I solemnly state that the contents of this undertaking are true to the best of my knowledge.

Thanking You .

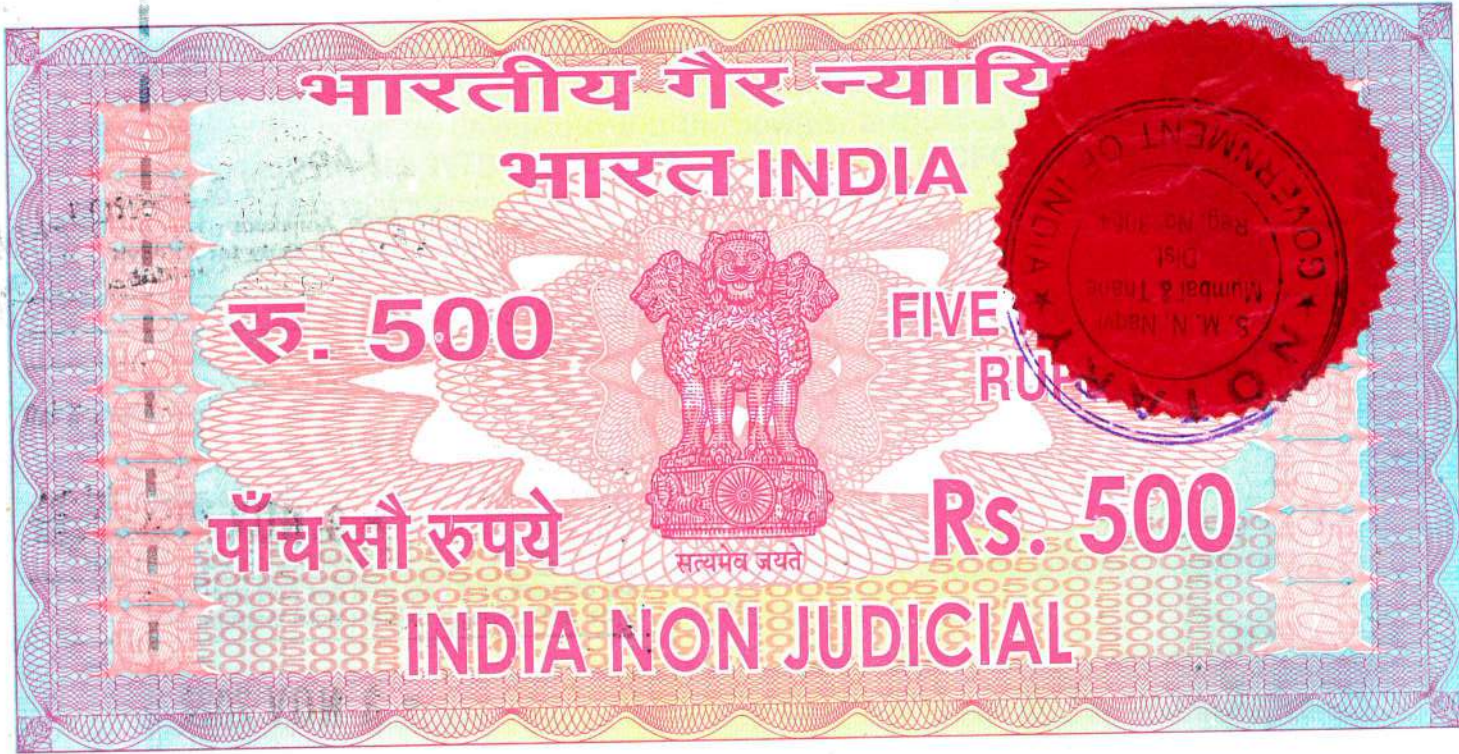
Yours Sincerely


(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 न्यायिक कार्यालय, मुंबई.
प.मु.वि.क. ८०००००६
- 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 28th 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.

[Handwritten signature]

[Handwritten initials]

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 10th 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 18th 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) Kumud (Kumuda Rao)

Identified by me

Before me



Sony **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



MR. ANUPAM KUMAR
EXECUTIVE VICE PRESIDENT & CHIEF
EXECUTIVE - OPERATIONS &
COMMERCIAL BUSINESS,
(L&T REALTY)
LARSEN & TOUBRO LIMITED



Mr. RAKESH KAUL
CHIEF EXECUTIVE, NCR
(L&T REALTY)
LARSEN & TOUBRO LIMITED



Mr. G.V. SRINIVAS
VICE PRESIDENT & HEAD PROJECT
MANAGEMENT OFFICE
(L&T REALTY)
LARSEN & TOUBRO LIMITED



Mr. MANOJ SHRIVASTAVA
PROJECT IN-CHARGE, NOIDA
PROJECT (L&T REALTY)
LARSEN & TOUBRO LIMITED

ATTORNEY/S



Mr. R SHANKAR RAMAN
WHOLE-TIME DIRECTOR &
CHIEF FINANCIAL OFFICER
LARSEN & TOUBRO LIMITED
(PRINCIPAL)

Proffing
your left
hand thumb
impression
on
the
photo below
should be
level