

SUSHIL KUMAR
License No. 33/10,
Navyug Market
(M) 931016444



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP81024298683943T
Certificate Issued Date : 27-Sep-2021 07:01 PM
Account Reference : NEWIMPACC (SV)/ up14071304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407130451165182474221T
Purchased by : OCEAN INFRAHEIGHTS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : OCEAN INFRAHEIGHTS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : OCEAN INFRAHEIGHTS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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This Stamp Paper is attached to and is an integral part of Affidavit of Golden I Phase-II Project Applied for Registration in UPRERA situated at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh, PIN - 201318 by Ocean Infraheights Pvt. Ltd.



For OCEAN INFRAHEIGHTS PVT.LTD.

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.stampestamp.com or using a 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 detecting the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority

FORM 'B'
[See Rule 3(4)]

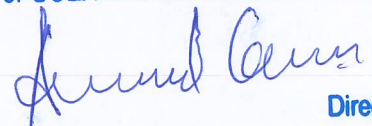
Affidavit cum Declaration

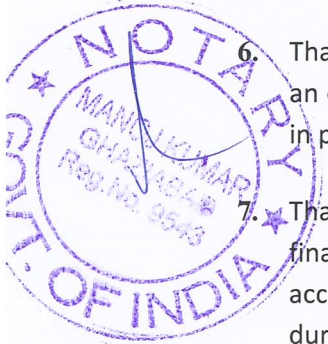
Affidavit cum Declaration of Mr. Anand Kumar Shukla , Managing Director, Ocean Infraheights Pvt. Ltd., having its Registered Office at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh, PIN - 201318 duly authorized by the Promoter of the proposed project, vide Board Resolution Dated – 20.09.2021.

I, Anand Kumar Shukla, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal title to the land on which the development of the project is proposed.
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 24.12.2023.
4. That seventy per cent of the amounts to be 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 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.

For OCEAN INFRAHEIGHTS PVT.LTD.


Director



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.

For OCEAN INFRAHEIGHTS PVT.LTD.

[Signature]
Deponent

[Signature]
Director

Verification

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

Verified by me at Gautam Buddha Nagar on this 27th day of September 2021.

Deponent

For OCEAN INFRAHEIGHTS PVT.LTD.

[Signature]
Director



ATTESTED

MANOJ KUMAR
Advocate & Notary
Govt. of India

27/9/21

S.No. *01* Date *27/9/21* Certified of
Shri. *Anand Kumar* Son of
Res. *Plot No. 11, Sec. 17, Teer -*
Amu Ali

ATTESTED

[Signature]
MANOJ KUMAR
Advocate & NOTARY GZB

OCEAN INFRAHEIGHTS PRIVATE LIMITED

Regd. Off.: Plot No. 11, Tech Zone 4, Greater Noida, Gautam Buddha Nagar, U.P.-201318
CIN: U45400UP2013PTC054586; Tel: 0120-4351191; Email ID: account@thegolden-i.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF OCEAN INFRAHEIGHTS PRIVATE LIMITED ON MONDAY 20TH SEPTEMBER 2021 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT PLOT NO. 11, SECTOR TECHZONE-IV, GREATER NOIDA (WEST), GAUTAM BUDDHA NAGAR, UTTAR PRADESH, PIN-201318.

The Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely Golden I Phase-II situated at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh -201318.

Now, Company required to apply for Registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

“RESOLVED THAT the consent of board of directors be and is hereby accorded to file an application for registration of Golden I Phase-II project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016.”

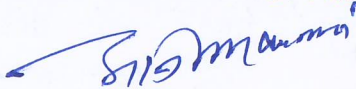
“RESOLVED FURTHER THAT Mr. Anand Kumar Shukla Managing Director of the company be and hereby authorized to apply, sign, submit, correct, amend application, document, form, affidavit, agreement, undertaking, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project.”

For and on Behalf of the Board,

Ocean Infraheights Private Limited

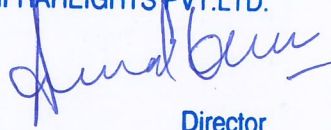
For OCEAN INFRAHEIGHTS PVT.LTD.

For OCEAN INFRAHEIGHTS PVT.LTD.



Anil Kasana
(Director)
DIN- 02170471

Director



Director

Anand Kumar Shukla
(Director)
DIN- 00127223