

SAURABH VERMA
ADVOCATE
Reg No :- UP09565/12

Chamber No.3, GDA Building
Gandhi Nagar, Ghaziabad
Mobile :- 9810780716/9818661161

ENCUMBRANCES CERTIFICATE

This certificate is issued by me Saurabh Verma S/o Mr. Durga Prasad Advocate vide Registration No. UP09565/12 do hereby solemnly declare as below :-

1. That the project of the company titled ATTALIKA is being built by Ramprastha Real Estate Pvt. Ltd. on Khasra No. 197M, 209M, 210M, 211M, 212M, 214M and 215M at Village Makanpur, Ramprastha Greens, Vaishali Extension, Tehsil & Dist. Ghaziabad, U.P – 201012.
2. That the said land is free from all sorts of encumbrances, charges, mortgages, liens, liabilities, notices, injunctions, legal flaws, disputes etc except detailed below as per documents.
3. That the company has mortgaged document for 3280 sqm (20%) land area including part of Tower-C and Tower-D to Ghaziabad Development Authority against Internal Development Work.

This Certificate is true to the best of my knowledge and belief that nothing has been concealed therein.

Dated :- 25th January 2023


Saurabh Verma
(Advocate)
Reg No.:- UP09565/12
SAURABH VERMA
Advocate
Tehsil Compound, GZB.



ASSOCIATION GHAZIABAD

SAURABH VERMA

(Advocate)

Father's Name : Sh. Durga Prasad
Chamber : 18, Lawyes Chamber
Enrol. No. : UP E-9565/12
Address : II-B-168-B, Nehru Nagar
Ghaziabad
Mobile No. : 9818661161



Rakesh Tyagi
President

Rakesh Tyagi (Kakra)

Sunder Kumar Tyagi
Secretary

Sunder Kumar Tyagi



INDIA NON JUDICIAL

Government of Uttar Pradesh

Name: JEETENDER KUMAR

e-Stamp

ACC Code: UP16837494204653V

Stamp Vendor No. 389(Gzb)

Mobile No. 9899587229

Add. B-1, 4405 Vaishali, Gzb. UP

₹100

Certificate No. : IN-UP16837494204653V
 Certificate Issued Date : 25-Jan-2023 11:25 AM
 Account Reference : NEWIMPACC (SV)/ up14075404/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1407540427338515826374V
 Purchased by : RAMPRASTHA REAL ESTATE PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : RAMPRASTHA REAL ESTATE PRIVATE LIMITED
 Second Party : OTHERS
 Stamp Duty Paid By : RAMPRASTHA REAL ESTATE PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



₹100



Please write or type below this line

IN-UP16837494204653V

25 JAN 2023

AFFIDAVIT

I, KUNAL ARORA S/o Mr. Ramesh Chander Arora R/o 85, 3rd Floor National Park, Lajpat Nagar IV, New Delhi – 110020, authorised signatory of M/S Ramprastha Real Estate Private Limited vide resolution dated 26th December 2022, do hereby solemnly declare as follow :-

1. That the project of the company titled ATTALIKA is being built on Khasra No. 197M, 209M, 210M, 211M, 212M, 214M and 215M at Village Makanpur, Ramprastha Greens, Vaishali Extension, Tehsil & Dist. Ghaziabad, U.P – 201012.

That the said land is free from all sorts of encumbrances, charges, mortgages, liens, liabilities, notices, injunctions, legal flaws, disputes etc except as detailed below.

For Ramprastha Real Estate Private Ltd.

25 JAN 2023

Auth. Signatory

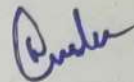
Statutory Declaration

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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 the certificate.
3. In case of any discrepancy please inform the Competent Authority.

RAMPRASTHA REAL ESTATE PRIVATE LIMITED RAMPRASTHA REAL ESTATE PRIVATE LIMITED RAMPRASTHA REAL ESTATE PRIVATE LIMITED

3. That the company has mortgaged document for 3280 sqm (20%) land area including part of Tower-C and Tower-D to Ghaziabad Development Authority against Internal Development Work.

For Ramprastha Real Estate Private Ltd.

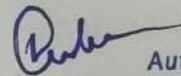


Auth. Signatory
DEPONENT

Verification

Verified at Ghaziabad on this 25th January 2023, that the contents of foregoing paragraphs of this affidavit are true to the best of my knowledge and belief and nothing has been concealed therein.

For Ramprastha Real Estate Private Ltd.



Auth. Signatory
DEPONENT



ATTESTED

Notary Public
Govt. of India

25 JAN 2023



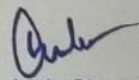
RAMPRASTHA

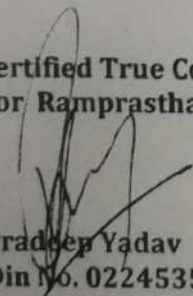
R E A L E S T A T E

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s RAMPRASTHA REAL ESTATE PRIVATE LIMITED IN ITS MEETING HELD AT D - 194, BASEMENT, GATE NO.01 (FRONT SIDE), OKHLA INDUSTRIAL AREA PHASE - 1, NEW DELHI-110020 ON 26th DECEMBER 2022

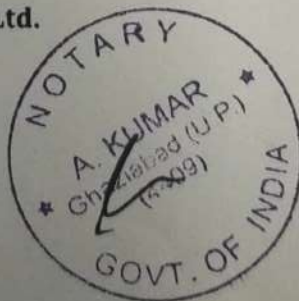
"RESOLVED that Mr. Kunal Arora S/o Sh. Ramesh Chander Arora R/o 85, 3rd Floor, National Park, Lajpat Nagar – IV, New Delhi - 110024. be and is hereby authorized to sign & furnish all the necessary papers regarding the company for getting itself registered under UP RERA for the Project "ATTALIKA situated at village Makanpur, Ramprastha Greens, Vaishali Extension, Ghaziabad," , under the said act and also to take all necessary steps as he may deem fit for accomplishment of the aforesaid purpose. He is further authorize to represent the company in all above mentioned matters before the respective appropriate authorities and do all ancillary, incidental, consequential acts deeds and things as may be required or necessary for and behalf of the company."

For Ramprastha Real Estate Private Ltd.


Auth. Signatory


Certified True Copy
For Ramprastha Real Estate (P) Ltd.

Pradheep Yadav
Din No. 02245358



25 JAN 2023



RAMPRASTHA

R E A L E S T A T E

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s RAMPRASTHA REAL ESTATE PRIVATE LIMITED IN ITS MEETING HELD AT D - 194, BASEMENT, GATE NO.01 (FRONT SIDE), OKHLA INDUSTRIAL AREA PHASE - 1, NEW DELHI-110020 ON 26th DECEMBER 2022

“RESOLVED that Mr. Kunal Arora S/o Sh. Ramesh Chander Arora R/o 85, 3rd Floor, National Park, Lajpat Nagar – IV, New Delhi - 110024. be and is hereby authorized to sign & furnish all the necessary papers regarding the company for getting itself registered under UP RERA for the Project “ATTALIKA situated at village Makanpur, Ramprastha Greens, Vaishali Extension, Ghaziabad,” , under the said act and also to take all necessary steps as he may deem fit for accomplishment of the aforesaid purpose. He is further authorize to represent the company in all above mentioned matters before the respective appropriate authorities and do all ancillary, incidental, consequential acts deeds and things as may be required or necessary for and behalf of the company.”

**Certified True Copy
For Ramprastha Real Estate (P) Ltd.**

Pradhep Yadav
Din No. 02245358