

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 :- 25<sup>th</sup> January 2023



Saurabh Verma  
(Advocate)  
Reg No.: - UP09565/12

**SAURABH VERMA**  
Advocate  
Tehsil Compound, GZB.



# ASSOCIATION GHAZIABAD

## **(Advocate)**



**Rakesh Tyagi (Kakra)**  
President

*S. Tyagi*  
**Secretary**  
**Sunder Kumar Tyagi**



Government of Uttar Pradesh

**desh** Name : JEETENDER KUMAR  
ACC Ccide : UP-00006404  
Stamp Vendor No. 399(Gzb).  
Mobile No. 9999587229  
Add. B-1, 4495 Vaishali, Gzb. ₹100

## e-Stamp

Certificate No.	IN-UP16837494204653V	Mobile No. : 9898555555 Add. B-1, 4485 Vaishali, GZ
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

3400



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, 3<sup>rd</sup> Floor National Park, Lajpat Nagar IV, New Delhi – 110020, authorised signatory of M/S Ramprastha Real Estate Private Limited vide resolution dated 26<sup>th</sup> 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 Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of 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 legitimacy is on the users of the certificate.  
3. In Case of any discrepancy please inform the Competent Authority.

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.

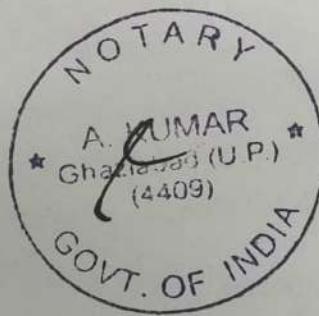
Auth. Signatory  
DEPONENT

Verification

Verified at Ghaziabad on this 25<sup>th</sup> 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



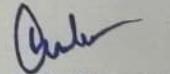
# RAMPRASTHA

REAL ESTATE

**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 26<sup>th</sup> DECEMBER 2022**

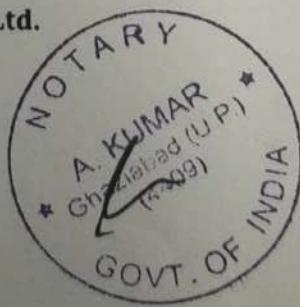
"RESOLVED that Mr. Kunal Arora S/o Sh. Ramesh Chander Arora R/o 85, 3<sup>rd</sup> Floor, National Park, Lajpat Nagar – IV, New Delhi - 110024. be and is hereby authorized to sign & furnish all the necessary papers regarding the company for getting itself registered under UP RERA for the Project "ATTALIKA 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.**

Pradeep Yadav  
Din No. 02245358



25 JAN 2023



# RAMPRASTHA

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

**Pradeep Yadav  
Din No. 02245358**