

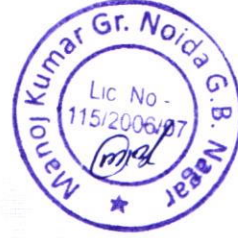


सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP36205147546709T
Certificate Issued Date	: 17-Nov-2021 03:09 PM
Account Reference	: NEWIMPACC (SV)/ up14001504/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400150462218455170016T
Purchased by	: RG RESIDENCY PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: N/A
Consideration Price (Rs.)	:
First Party	: RG RESIDENCY PVT LTD
Second Party	: N A
Stamp Duty Paid By	: RG RESIDENCY PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line.

This Stamp Paper is attached to and is an integrated part of Form B (Affidavit cum Declaration) for UP RERA Registration of RG MIRAGE TOWER M Project situated at Plot No. GH-02, Sector 120, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh, by R-G-Residency Pvt. Ltd.



18 NOV 2021

FOR RG RESIDENCY PVT. LTD.
DIRECTOR

Statutory Alert

1. The authenticity of the stamp certificate should be verified at 'www.shcilestamp.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.
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. Rajesh Goyal, Director, RG Residency Pvt. Ltd., having its Registered Office at G-05, Ground Floor, Plot No. SU LSC B-Block RG City Centre, Lawrence Road, Delhi Northwest, Delhi, PIN - 110035 duly authorized by the Promoter of the proposed project **RG Mirage Tower M**, vide Board Resolution Dated – 26.10.2021.

I, Rajesh Goyal, 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 Promoter of the Project has availed Term Loan / Credit Facility(ies) for completion of the project from ECL Finance Limited against creation of mortgage of the project land and the constructed Apartments / Units thereupon. However, the Promoter will obtain "No Objection Certificate" (i.e. NOC) from the Lender's for sale of Individual Apartment / Unit to the prospective buyers subject to the terms of the Lender's Sanction Letter.
3. That the time period within which the project shall be completed by the Promoter is 30.06.2026.
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.




For RG RESIDENCY PVT. LTD.

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.
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.

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 Delhi on this day of 18/Nov/2021

FOR R G RESIDENCY PVT. LTD.

[Signature]
Deponent

DIRECTOR

FOR R G RESIDENCY PVT. LTD.

[Signature]
Deponent

DIRECTOR



ATTESTED

18 NOV 2021

[Signature]
Om Prakash Singh
NOTARY GHAZIABAD

RG Residency Pvt. Ltd.

Corporate Identity Number: U70109DL2010PTC197957

Registered Office: G-05, Ground Floor, Plot No. SU LSC B-Block RG City Centre,
Lawrence Road Delhi North-West DL 110035 IN

EXTRACTS FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF RG RESIDENCY PRIVATE LIMITED HELD ON TUESDAY, OCTOBER 26, 2021 AT RG EROS HOTEL NEHRU PLACE, NEW DELHI-110019 AT 12:30 P.M.

To apply for registration of RG Mirage Tower M with Uttar Pradesh Real Estate Regulatory Authority

The Chairman informed the Board that the Company is developing and constructing a Residential Project namely RG Mirage Tower M situated at Plot No. – GH – 02, Sector – 120, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN – 201301.

It was further informed that the Company is required to apply for Registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (“UP RERA”) and need to authorize Director(s)/ Official(s) of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Deed(s), Document(s) with UP RERA.

The Board discussed the matter and passed the following resolution:

“RESOLVED THAT the consent of Board of directors be and is hereby accorded to file an application for registration of RG Mirage Tower M situated at Plot No. – GH – 02, Sector – 120, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN – 201301 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. Deepak Gupta and/or Mr. Rajesh Goyal, Directors of the Company, be and is 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 with UP RERA and to do all such acts, deeds and things as may be necessary or incidental thereto to give effect to above resolution.”

**Certified true copy
For and on Behalf of
RG Residency Private Limited**

For RG Residency Private Limited


**Deepak Gupta
(Director)
DIN- 01890274**

Director

For RG Residency Private Limited


**Rajesh Goyal
(Director)
DIN- 01339614**

Director