



Government of Uttar Pradesh

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Certificate No. : IN-UP46215785626546W
Certificate Issued Date : 04-Nov-2024 03:14 PM
Account Reference : NEWIMPACC (SV)/ up14076104/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407610489195148180770W
Purchased by : MIGSUN DELTA STREET
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MIGSUN DELTA STREET
Second Party : Not Applicable
Stamp Duty Paid By : MIGSUN DELTA STREET
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write of type below this line



4 NOV 2024

Stamping Alert:

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AFFIDAVIT CUM DECLARATION
FOR M/S MAHALUXMI INFRAHOME PVT. LTD.
(MIGSUN DELTA STREET)

Affidavit cum Declaration of Mr. Mahesh Vijay Patel S/o Sh. Vijay Patel R/o House No. 613, Ward No. 07, Sector – 29, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201301, Authorized Signatory of the promoter i.e., of the proposed project and has been duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 5th September 2024 vide a Board Resolution of the same date.

I, Mahesh Vijay Patel, Authorized Signatory of the proposed project / duly authorized by the promoter, do hereby solemnly declare, undertake and state as under:

1. That I, Mahesh Vijay Patel, Authorized Signatory of the promoter hereby declare that the legal title to the land on which the development of the project vests with **M/S MAHALUXMI INFRAHOME PVT. LTD.**

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. We declare that the proposed project is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 5 years from the date of registration. Therefore, the end date will be 10.09.2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.


DEPONENT

VERIFICATION

That I, Mahesh Vijay Patel, hereby verify the contents of the present Affidavit cum Declaration. The contents of my above Affidavit cum Declaration are true and correct and no material has been concealed by me therefrom.

Verified by me at Ghaziabad on this 04th day of November, 2024


DEPONENT



ATTESTED


OM PRAKASH SINGH
Notary, Ghaziabad

4 NOV 2024

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. MAHALUXMI INFRAHOME PRIVATE LIMITED HELD ON 18TH DAY OF SEPTEMBER, 2024 AT 11:00 A.M. AT ITS REGISTERED OFFICE AT 305, NIRMAL TOWERS, BARAKHAMBHA ROAD, NEW DELHI, INDIA-110001

AUTHORISATION TO MR. MAHESH VIJAY PATEL, VICE PRESIDENT (LEGAL OPERATIONS & STRATEGY) OF THE COMPANY FOR SIGNING AND FILING OF DOCUMENTS, COMPLIANCES, ATTENDING THE AUTHORITY MEETING FOR REGISTRATION OF THE PROJECT "MIGSUN DELTA STREET"

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Mahesh Vijay Patel, Vice President (Legal Operations & Strategy) for the purpose of appearing, filing of documents, compliances before the Hon'ble UPRERA Authority in reference to the registration of the project "Migsun Delta Street" on behalf of the Company.

RESOLVED FURTHER THAT Mr. Mahesh Vijay Patel, Vice President (Legal Operations & Strategy) be and is hereby also authorized to do all such acts, matters, deeds and things and take all such steps and give directions as may be required, necessary, expedient or desirable for giving effect to the said resolution.

RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned of the Company.

RESOLVED FURTHER THAT a copy of this resolution duly certified by any of the directors of the Company be furnished to the person concerned or interested in this matter."

CERTIFIED TRUE COPY

For: M/s MAHALUXMI INFRAHOME PRIVATE LIMITED

SURENDER KUMAR ARORA
Digitally signed by
SURENDER KUMAR
ARORA
Date: 2024.11.04
13:46:36 +05'30'

SURENDER KUMAR ARORA
(Director)
DIN: 08662249