

AGARWAL ASSOCIATES (PROMOTERS) LIMITED

CIN: U51909DL1986PLC023729

Regd. Office: 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones : 011-43432222, 43432210

Email : aaplimited1979@gmail.com

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. AGARWAL ASSOCIATES (PROMOTERS) LIMITED HELD ON THURSDAY, 26TH DAY OF MAY, 2022 AT 03.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092

“RESOLVED THAT application for registration in the name of company be made before the Real Estate Regulatory Authority, Lucknow, Uttar Pradesh, in respect of Project, “The Resort” situated at Plot No.GH-01, Sector-6, Aditya World City, Ghaziabad, UP.

RESOLVED FURTHER THAT Mr. Prahalad Singh be and is hereby authorized to sign the application form and other relevant documents for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter.

RESOLVED FURTHER THAT Mr. Prahalad Singh, be and is hereby authorized to further authorize any other person by way of an authority letter to submit the above said application & documents with the above said authority and represent the company before the authority, if needed and to complete all the legal and procedural formalities related to the above said matter.”

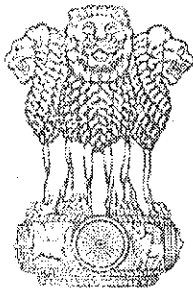
Certified True Copy

For Agarwal Associates (Promoters) Limited

For Agarwal Associates Promoters Ltd.



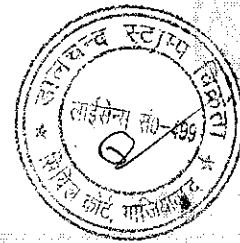
(Uma Agarwal) Managing Director
Managing Director



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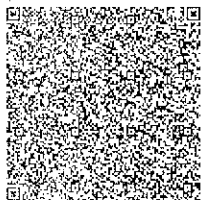
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Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP01638384445901U
 Certificate Issued Date : 27-May-2022 10:38 AM
 Account Reference : NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1408750494786594558990U
 Purchased by : AGARWAL ASSOCIATES PROMOTERS LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AGARWAL ASSOCIATES PROMOTERS LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : AGARWAL ASSOCIATES PROMOTERS LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



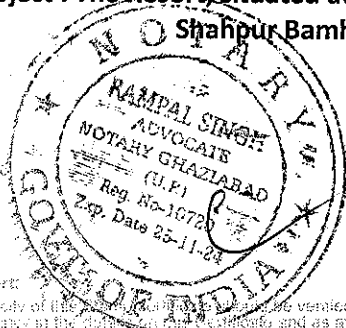
Please write or type below this line

FORM B

[See Rule 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

(Project : The Resort, situated at Plot No. GH-01, Sector – 6, Aditya World City, Off NH-24, Shahpur Bamheta, Ghaziabad, Uttar Pradesh-201002)



NA

30 JUN 2022

Statutory Alert:

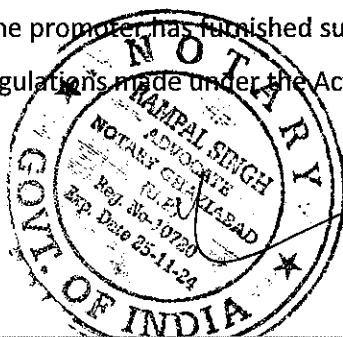
1. The authenticity of the e-stamp certificate can be verified at www.shdilestamp.com/ or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy at the time of verification and as available on the website / Mobile App renders it invalid.
3. The users of creating the e-stamp certificates are the users of the certificate.
4. In case of any discrepancy, please inform the Competent Authority.

Affidavit Cum Declaration

Affidavit cum Declaration of **Prahalad Singh S/o Late Shri Nahar Singh** duly authorized by the promoter of the proposed project, M/s. Agarwal Associates (Promoters) Limited vide its authorization dated 26-05-2022.

I, **Prahalad Singh S/o Late Shri Nahar Singh** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by promoter is 06-08-2026.
4. That seventy percent of the amounts realized by 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 the 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 the promoter shall take all the pending approvals, if any on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



30 JUN 2022

10. That the 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

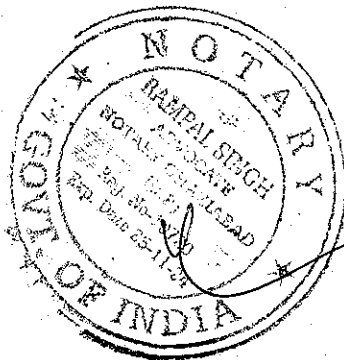
Verification

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 Ghaziabad on this 30 day of JUNE, 2022.


Deponent

I declare that the PAN Card, Adhaar Number/CIN Number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

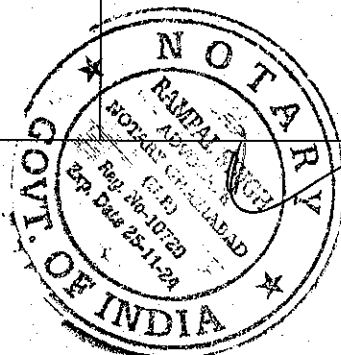


30 JUN 2022

Annexure

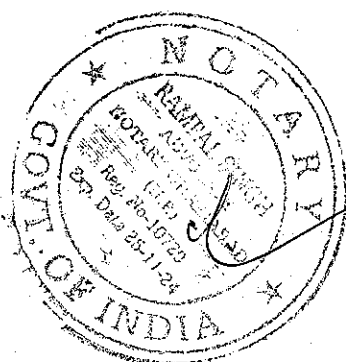
Detail of Encumbrances on the Project, "The Resort" wherein development is proposed including any rights, title, interest or name of any party in or over such land along with details :


Sl. No.	Project Name and Name of the Company	Description of the Property	Nature of Security Interest	Name of Charge Holder
1.	Project : "The Resort" Company : Agarwal Associates (Promoters) Limited	Project Land : 14,785.76 Sq. Mtr. Land situated at Plot No. GH-1, Sector-6, Aditya World City, Village Shahpur Bamheta, Off NH-24, Ghaziabad, Uttar Pradesh -201002 Term Loan Amount Sanctioned : Rs. 25 Crore	1. 1 st exclusive equitable mortgage charge on free hold land approx. 14,785.76 sq. meters, where Project, "The Resort" will be constructed situated at Plot No. GH-1, Sector-6, Aditya World City, Village Shahpur Bamheta, Off NH-24, Ghaziabad Uttar Pradesh as a prime security. 2. First Charge/ Assignment of all Project contracts, documents, insurance policies relating to the proposed project, rights, titles, permits/ approvals, clearances and interests of the	Punjab & Sind Bank, Corporate Banking Branch, P-18/90, Connaught Circus, New Delhi – 110001



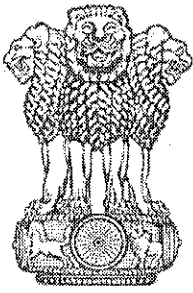
30 JUN 2022

			<p>Company related to the proposed Project;</p> <p>3. A first charge on the Project's book debts, operating cash flows, receivables, commissions, revenues of whatsoever nature and wherever arising, present and future, intangibles, goodwill, uncalled capital, present and future.</p> <p>4. First Charge on Stock Value of the Project/ project Inventory.</p>	
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 ATTESTED
RAMPAL SINGH
 Advocate
 Notary Ghaziabad (U.P.)
 Reg. No-10720
 Exp. Date 25-11-24

30 JUN 2022



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e-Stamp

Name of the Acc. HIMANSHU TIWARI

Acc Code UP14090604

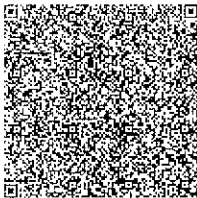
Licence No. 513/Ghaziabad

Nyay Khand-2, Indrapuram

Tensil & District - Ghaziabad

Job 9971246261 Sig.....

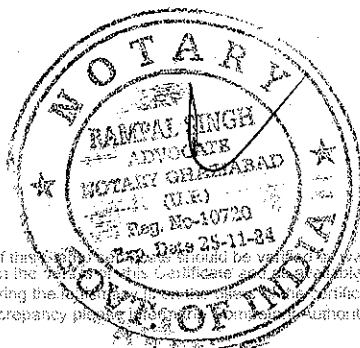
Certificate No. : IN-UP49104249458207U
Certificate Issued Date : 22-Jul-2022 11:35 AM
Account Reference : NEWIMPAOC (SV)/ up14090604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1409060490439548797034U
Purchased by : AGARWAL ASSOCIATES PROMOTERS LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AGARWAL ASSOCIATES PROMOTERS LTD
Second Party : Not Applicable
Stamp Duty Paid By : AGARWAL ASSOCIATES PROMOTERS LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



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AFFIDAVIT

(Project : The Resort, situated at Plot No. GH-01, Sector - 6, Aditya World City,
Off NH-24, Shahpur Bamheta, Ghaziabad, UP-201002)



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25 JUL 2022

Statutory Alert:

1. The authenticity of this e-Stamp should be verified on the website www.shilestamp.com/ or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. The date of checking the authenticity of this Certificate should be noted on the website / Mobile App renders it invalid.
3. In case of any discrepancy please report it to the competent authority.

Affidavit of **Mr. Prahalad Singh S/o Late Shri Nahar Singh**, duly authorized by the promoter of the proposed project, M/s. Agarwal Associates (Promoters) Limited vide its authorization dated 26-05-2022.

I, **Mr. Prahalad Singh S/o Late Shri Nahar Singh** duly authorized by the promoter of the proposed project do hereby solemnly state as under :


That the promoter has not sold, accepted any booking and advertised for the proposed project till now.

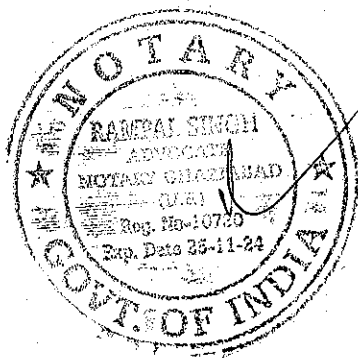

Deponent


Verification

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

Verified by me at Ghaziabad on this 25th day of JULY, 2022.


Deponent




ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No-10720
Exp. Date 25-11-24

25 JUL 2022