



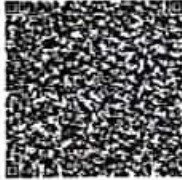
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP75974985218909T
Certificate Issued Date	: 21-Dec-2021 11:49 PM
Account Reference	: NEWIMPACC (SV)/ up14232204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1423220442313326259721T
Purchased by	: ARG INFRASTRUCTURE PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ARG INFRASTRUCTURE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ARG INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



-----Please write or type below this line-----

THIS STAMP IS USED FOR AFFIDAVIT CUM DECLARATION FOR "RERA REGISTRATION" IN UTTAR PRADESH

ARG Infrastructure Pvt. Ltd.

[Signature]
Authorized Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilstamp.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.

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Saheer Ahmad, duly authorized by the promoter M/S ARG Infrastructures Private Limited REGD. Office at G-74, First Floor, Sarita Vihar Road. Shaheen Bagh, New Delhi-110025 of the proposed project, Rose County East Phase-2 vide its authorization dated 2nd -April-2021

I Saheer Ahmad, duly authorized by the promoter of the proposed project do hereby solemnly declare. Undertake and state as under :

1. M/S ARG Infrastructures Private Limited has legal title to the land on which the development of the proposed project is to be carried out

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. That the said land is free from all encumbrances.
3. Before the registration of Rose County East Phase-II our Company had also registered in UPRERA with PRJ7419 project Rose County East Phase - I
4. At the time of 2nd Phase Registration our Company never Booked/Sold any Flats. We also Confirm that there is no other project registered in RERA on the same Khasra number as proposed for this project but in Khasra no. 700 and 711 both Part-1 in Phase-I & Part-2 in Phase-II which is marked in Superimpose Drawing is also loaded on UPRERA Portal
5. That the time period within which the project Rose County East Phase-2 (420 Units) Land Area, 9930 Sqmtr (permit no-1009) shall be completed by M/S ARG Infrastructures Private Limited is 26-10-2022.
 - a) That initially the approval regarding the project from the Zila Panchayat, Barabanki permit No. 50 was taken in 2015 which was valid till a period of 2020. However due to increase in the project area, the revised layout plan map was again submitted for approval. The revised layout was sanctioned in 27-10-2017 by the Zila Panchayat, Barabanki Permit No. 1009 which is valid till 27-10-2022.
 - b) That while entering the Project End Date in RERA, it was inadvertently mentioned as 18-04-2020 as per the old layout plan. However the project details show all the information as per the new approved layout permit No.1009. The sanctioned letter and sanctioned layout plan is uploaded and showing on the UP RERA PRJ7419 web portal pertains to the new approved permit No. 1009.
 - c) That since the project end date has been wrongly mentioned in UPRERA web page therefore the company is facing problem in sale of unit/flat and further the Banker's/financer's of the company are not giving loan citing the project end date as mentioned on UP RERA portal.
 - d) That it is pertinent to mention here that it was not possible to the company to complete 640 units in a short span of one year.
 - e) That the company provided a request letter dated 07-12-2020 regarding reduction of project land area to 6630 Sqmtr, project cost to 26111.40 lakh, and the number of unit was reduced to 220 Units as part-A under permit no-50 with UP RERA PRJ7419. That the

ARG Infrastructure Pvt. Ltd.


Authorized Signatory



CIN:U45400DL2009PTC191284

ARG INFRASTRUCTURES PRIVATE LIMITED

www.arginfrastructures.com

BOARD RESOLUTION

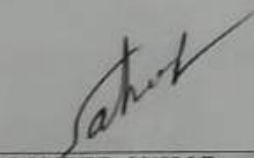
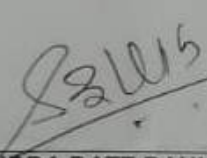
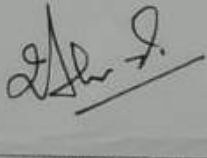
EXTRACTS OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF ARG INFRASTRUCTURES PRIVATE LIMITED HELD AT ITS REGD. OFFICE AT G-74, FIRST FLOOR, SARITA VIHAR ROAD, SHAHEEN BAGH, NEW DELHI - 110025 ON 03RD DECEMBER 2020.

"RESOLVED THAT MR. SAHEER AHMAD, IS AUTHORIZED TO SIGN ALL THE NECESSARY DOCUMENTS RELATED TO GET THE NEW REGISTRATION AND AMENDMENT / CHANGES IN EXISTING REGISTRATION VIDE REGISTRATION NO. UPRERAPRJ7419 WITH "RERA (REAL ESTATE REGULATORY AUTHORITY), ACT 2016" OF OUR PROJECT NAMELY "ROSE COUNTY EAST" LOCATED AT TEHSIL NAWABGANJ, DISTRICT BARABANKI (U.P.)

FURTHER, HE IS ALSO AUTHORIZED TO FILE PAPERS, PLEADING, AFFIDAVITS, APPLICATIONS ETC. AND TO DO ALL INCIDENTAL OR ANCILLARY MATTERS IN CONNECTION WITH THE AFFORESAID PROCEEDINGS ON BEHALF OF THE COMPANY.

FURTHER HE IS ALSO AUTHORIZED TO GIVE THE AUTHORIZATION LETTER TO ANY ONE AND APPOINT ADVOCATE, ATTORNEY ETC. IN ANY LEGAL PROCEEDING ON BEHALF OF THE COMPANY.

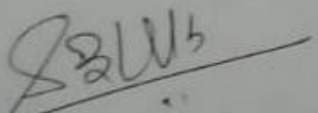
THE SIGNATURE OF MR. SAHEER AHMAD IS ATTESTED BELOW: -

		
SAHEER AHMAD	SURINDRA DATT BAHUGUNA	IRFAN AHMAD
	DIN - 08163332	DIN - 08796526

CERTIFIED TRUE COPY

For ARG Infrastructures Pvt. Ltd.

For ARG Infrastructures Pvt. Ltd.


Surindra Datt Bahuguna
Director
DIN - 08163332


Irfan Ahmad
Director
DIN - 08796526

ए. आर. जी. इन्फ्रास्ट्रक्चर्स प्राइवेट लिमिटेड ए. आर. जी. इन्फ्रास्ट्रक्चर्स प्राइवेट लिमिटेड ए. आर. जी. इन्फ्रास्ट्रक्चर्स प्राइवेट लिमिटेड ए. आर. जी. इन्फ्रास्ट्रक्चर्स प्राइवेट लिमिटेड

Regd. Office: G-74, First Floor, Sarita Vihar Road, Shaheen Bagh, New Delhi 110 025 (India)

Corporate Office: B-1, Media Village Plot No. 2, Sector PHI-4, Greater Noida-201308

Site Office: NH-28, Faizabad Road, Adj. Shalimar Paradise, Sandauli Umarpur, Safedabad, Barabanki, (U.P) 225003