



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Name : JAI PRAKASH SINGH
Licence Number : 359
P.O. Jiti Khand-I, Indirapuram,
Ghaziabad (U.P.)

Certificate No.	: IN-UP63476890501109T
Certificate Issued Date	: 08-Apr-2021 04:14 PM
Account Reference	: NEWIMPACC (SV)/ up14075304/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407530414497859319082T
Purchased by	: R B INFRAESTATE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: R B INFRAESTATE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: R B INFRAESTATE PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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



For R B INFRAESTATE PVT. LTD.

Director

1 - 8 APR 2021

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.

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. VISHAL SHARMA S/o Late Sh. Bhagwan Dass Sharma** R/o 7365, Prem Nagar, Shakti Nagar, Delhi Director/Promoter of **M/s R.B. INFRAESTATE PRIVATE LIMITED** the proposed project vide their Board resolution dated 11.03.2021.

I, duly authorized by the promoter of the proposed project **HIMALAYA CITY CENTER PHASE-2** do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the proposed project is proposed.

AND

a legally valid authentication of title of such land is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

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 the promoter is on or before 17.08.2025.

4. That seventy percent of the amounts realised 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.



For **R.B. INFRAESTATE PVT. LTD.**

Director

8 APR 2021

E-stamp Certificate No. IN-UP63476890501109T

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.

I declare that the PAN card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents 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.

For RB INFRAESTATE PVT. LTD.

Deponent

Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on _____ day of _____, 2021

For RB INFRAESTATE PVT. LTD.

Deponent

Director



ATTESTED

OM PRAKASH SINGH

Notary, Ghaziabad

8 APR 2021



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

VISHAL GOEL

Licence No. 460

Doc Code No. UP14000804

Ch. No. 44, Tehsil Compound GZB.

Certificate No.

: IN-UP29619710739881T

Certificate Issued Date

: 10-Aug-2021 02:03 PM

Account Reference

: NEWIMPACC (SV)/ up14000804/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1400080447727151600087T

Purchased by

: RB INFRA ESTATE PVT LTD

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: RB INFRA ESTATE PVT LTD

Second Party

: Not Applicable

Stamp Duty Paid By

: RB INFRA ESTATE PVT LTD

Stamp Duty Amount(Rs.)

: 10
(Ten only)



.....Please write or type below this line.....

For RB INFRAESTATE PVT. LTD.

Unku/Signature
Director



Security Alert

The document is a non-judicial document and can be verified at 'www.shoelstamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. The e-Stamp Certificate and as available on the website / Mobile App renders it valid. Any other document or signature, even the users of the certificate, suggest that the document is not authentic and is not from the Competent Authority.

FORM-RA-1
Affidavit for Bank Account of Project

To,

U.P. Real Estate Regulatory Authority
Rajya Niyojan Sansthan (Naveen Bhavan)
Kala Kankar Marg, Old Hyderabad
LUCKNOW (U.P.)-226007
Email: contactuprera@up-rera.in

Sub: Affidavit/Declaration of Bank Account of the Project

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, Undertake and state that the following bank account have been opened for the project **HIMALAYA CITY CENTER PHASE-1**.

I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.

	Collection Account	Separate Account	Transaction Account
Name on Account	RB INFRAESTATE PVT LTD HCC PH2 COLLECTION AC	RB INFRAESTATE PVT LTD PH2	RB INFRAESTATE PVT LTD HCC PH2 RERA AC
Type	ESCROW	30%	70%
Account Number	921020026529334	920020019046578	920020066550045
Bank Name	AXIS BANK	AXIS BANK	AXIS BANK
Branch Address	AXIS BANK, FIRST FLOOR, UNIT NO. F-120, 121, 122, 123 KHASRA NO.1108, VVIP STYLE, RAJ NAGAR EXTENSION, GHAZIABAD-201017	SAME	SAME
IFSC Code	UTIB0004428	SAME	SAME

For RB INFRAESTATE PVT. LTD.

Deponent

Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 92B 10th day of August, 2021

For RB INFRAESTATE PVT. LTD.

Deponent Director

ATTESTED
R.P. SINGH
Advocate
Notary General
GOVT. OF INDIA