



INDIA NON JUDICIAL
Government of Uttar Pradesh



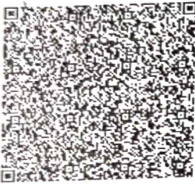
IN-UP55954501786269W

e-Stamp

Signature: *[Signature]*
ACC Name: Roy Abraham
ACC Code: UP14094104
Licence No.: 546/GZB
M. No.: 9810766653

₹100

Certificate No. : IN-UP55954501786269W
Certificate Issued Date : 11-Nov-2024 02:39 PM
Account Reference : NEWIMPACC (SV)/ up14094104/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1409410408762486184594W
Purchased by : STARCITY INFRA DEVELOPERS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : STARCITY INFRA DEVELOPERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : STARCITY INFRA DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM B

See Rule 3(4)

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

Affidavit cum Declaration

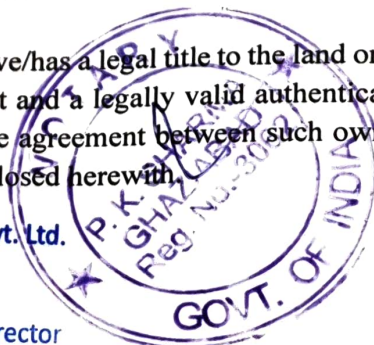
Affidavit cum Declaration of Mr. Sachin Garg Authorised Representative of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03-10-2024 I, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That STRACITY INFRADEVELOPERS PVT. LTD. have/has a legal title to the land on which the development 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.

For Starcity Infadevelopers Pvt. Ltd.

[Signature]

Director



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilexstamp.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.
3. In case of any discrepancy please inform the Competent Authority.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is Date-17-09-2029.
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 /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 utilised 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 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 therefrom.

Verified by me at on this 11th day of November 2024.



For Starcity Infradevelopers Pvt. Ltd.


Deponent

Director


ATTESTED
P.K. SHARMA
Notary
GOVT. OF INDIA

STARCITY INFRADEVELOPERS PVT LTD

CIN: U70109DL2011PTC217532

Regd. Office – 41, First Floor, Friends Colony (East), Delhi – 110065

Email – Sachin_garg@hotmail.com

Board Resolution for UPRERA Registration

Certified that the following resolutions were passed at the meeting of the Board Directors of the Company on **03rd October 2024**, where the requisite quorum was present, and have been duly recorded in the minutes book.

It was noted that the **Company** got the layout/map sanctioned/approved for Group Housing Project “Aurum Alumni Bliss” on Plot No. – P3&P4, TS-2A, Sector 22D, Yamuna Expressway admeasuring 28783.029 Sq Mtr from Yamuna Expressway Industrial Development Authority on 18/09/2024.

It has been resolved and ratified that **Director of the company Mr. Sachin Garg** be appointed as the authorised signatory of the Company, to sign all documents and execute all formalities related to the registration of above-mentioned project in UPRERA.

It was further resolved that a certified copy of the foregoing resolution be furnished to **UPRERA** for their records.

Signed and approved by:

For Starcity Infra Developers Pvt. Ltd.

Sachin Garg
Director

Director

For Starcity Infra Developers Pvt. Ltd.

Jaya Tiwari
Director

For Starcity Infra Developers Pvt. Ltd.

Mahendra Kumar Mishra
Director

Director

Date: 03rd October 2024