



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP42936360239496X

e-Stamp



Certificate No.	: IN-UP42936360239496X
Certificate Issued Date	: 15-Sep-2025 12:50 PM
Account Reference	: NEWIMPACC (SV)/ up14338504/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference	: SUBIN-UPUP1433850483293127513885X
Purchased by	: ELITE INFRA DEVELOPERS AND INTERIORS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ELITE INFRA DEVELOPERS AND INTERIORS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ELITE INFRA DEVELOPERS AND INTERIORS PVT LTD
Stamp Duty Amount (Rs.)	: 100 (One Hundred only)



FORM 'B'

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

Affidavit cum Declaration Affidavit cum Declaration of Mr. Adit Aneja Director of Elite Infra Developers & Interiors Pvt. Limited (Promoter of the proposed project) 'Kings Crest' duly authorized, vide Board Resolution dated 1st August 2025



15/9/2025

I, Adit Aneja, Promoter of the proposed project Kings Crest, 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 to be carried out and a legally valid authentication of title of such land for development of the real estate project is being submitted.
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 31st March 2029
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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.

Adit Aneja
Deponent

Verification

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

Verify by me at Baran on this 15/9/2024 date of

Correct Full Name: MR. ADIT ANEJA

and has been identified by Sw
presented this affidavit before me today at
AMPM at Baran After sworn to the contents of
the affidavit and confirmed the contents which
have been explained

SUBODH KUMAR

Notary
Reg No. 108724 Baran

15/9/2024

Adit Aneja
Deponent

GSTIN: 09AAHCE6470A1ZR

Mob: +91 8630189958

Elite Infra Developers & Interiors Private Limited

255, Janakpuri, Near Avadh Hotel, Bareilly

CIN: U68200UP2023PTC184860

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ELITE INFRA DEVELOPERS & INTERIORS PRIVATE LIMITED HELD ON 11TH DAY OF AUGUST, 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT 255, JANAKPURI, NEAR AVADH HOTEL, BAREILLY.

SUBJECT: *Authorization for Handling RERA Correspondences and Related Matters for Project "Kings Crest".*

RESOLVED THAT Mr. Adit Aneja be and is hereby authorized, on behalf of the Company, to handle all correspondences with the Real Estate Regulatory Authority (RERA) in connection with the project titled "**Kings Crest**", including but not limited to:

- Registration of the project;
- Applications for extensions;
- Editing and updating project details;
- Filing of Quarterly Progress Reports (QPR);
- Handling of penalties and related matters;
- Submission of affidavits and other documents;
- Filing replies to complaints before the Honorable RERA benches; and
- Signing settlement agreements with allottees and complainants.

RESOLVED FURTHER THAT any and all acts done, matters executed, and documents signed by Mr. Adit Aneja in relation to the above shall be binding on all the Directors of the Company under any applicable law in force at the relevant time.

RESOLVED FURTHER THAT this authorization shall remain valid and in force until it is expressly revoked by a fresh authorization of the Board or until the occurrence of any unforeseen event that renders this authorization inapplicable.

RESOLVED FURTHER THAT any change in the particulars of this authorization shall be promptly communicated to the concerned authority on priority basis.

RESOLVED FURTHER THAT a certified true copy of this resolution be provided to any person or authority as and when required.

For and on behalf of
ELITE INFRA DEVELOPERS & INTERIORS PRIVATE LIMITED

Adit Anjea

ADIT ANEJA
DIN: 10222847
Date: 11-08-2025
Place: Bareilly

Atul Kumar Anjea

ATUL KUMAR ANEJA
DIN: 10222848
Date: 11-08-2025
Place: Bareilly