

उत्तर प्रदेश UTTAR PRADESH

GW 286955

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

Affidavit cum Declaration

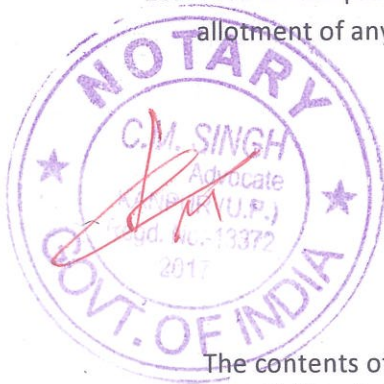
Affidavit cum Declaration of Alka Wadhwa D/o Kedar Nath Dhawan, Director of Treadstone Ltd. having it's registered Office at 52/3,4,5 Block T Factory Area, Fazalganj, Kanpur, Uttar Pradesh, PIN-208012, duly authorized by the Developer Promoter of the proposed project EWS, Gokuldhama under PMAY situated at Plot No.- 1503, 1504, 1506, 1507, Magarwara, Distt. Unnao, Uttar Pradesh, PIN-209862 vide Board Resolution Dated -01.03.2024.

I, Alka Wadhwa, duly authorized by the Developer Promoter of the proposed project do here by solemnly declare, undertake and state as under:

1. That the Landowner Promoters have 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 the title of such land alongwith authenticated copies of the agreement of such Landowner Promoters and Developer Promoter is enclosed herewith.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Developer Promoter is 25.12.2026.
4. That seventy per cent of the amounts to be realized by the Developer 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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For TREADSTONE LIMITE..

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Developer 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 Developer Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Developer Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Developer 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 there from.

Verified by me at Kanpur on this day of 2nd September 2024.

For TREADSTONE LIMITED

[Signature]
Authorised Signatory
Deponent

For TREADSTONE LIMITED

[Signature]
Authorised Signatory
Deponent

Certified that *[Signature]*
Sworn before me the day of
who is identified by S/n
Verified per identified
Hence Attested *[Signature]* 02-9-24
C.M. Singh (Advocate)
Govt. Notary
Kanpur (U.P.)



उत्तर प्रदेश UTTAR PRADESH

GX 360988

AFFIDAVIT

I, Alka Wadhwa D/o Shri Kedar Nath Dhawan, resident of C-33, Sarvodaya Nagar, Hans Nagar, Kanpur – 208005. Uttar Pradesh, do hereby solemnly affirm and declare as under: -

1. That the deponents the permanent resident of the above-mentioned address.
2. That the name of the father of the deponent is Shri Kedar Nath Dhawan.



[Signature]
DEPONENT

Verification

Verified that the above contents of this affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

Verified at Kanpur on 12th day of March, 2024.

Sworn before me this day of _____
by Shri *Alka Wadhwa* to whom
Contents of this affidavit have been
read over and explained who is duly
identified Sri.....

[Signature]
DEPONENT

A.K. Tiwari (Advocate)
Govt. Notary, Kanpur (U.P.)

13/3/24

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF TREADSTONE LIMITED HELD ON 1st MARCH 2024 AT ITS REGISTERED OFFICE AT 52/3,4,5, BLOCK-T, FAZALGANJ, KANPUR – 208 012, UTTAR PRADESH.

AUTHORISATION OF OFFICIALS OF THE COMPANY / PROJECT MANAGER FOR OPERATIONAL MATTERS IN RELATION TO REAL ESTATE OPERATIONS OF THE GOKULDHAM PROJECT AT MAGARWARA, UNNAO DISTRICT, UTTAR PRADESH OF THE COMPANY.

“RESOLVED THAT in supersession of the earlier resolutions passed in this regard by the Board/Committee of Directors, the following officials of the Company / Project Manager are authorized for the following specified operational matters in relation to Real Estate Operations of Gokuldham Project of the Company.

1. CA Anil Saxena, Vision Financial Services, 7/216, Gangotri Apartment, Flat -701, Swaroop Nagar, Kanpur - 208002
2. Mr. Atanu Chakraborty, Consultant, Prakalpa Spacekraft Pvt. Limited. Kolkata.
3. Mr. Umesh Chandra Srivastava, Manager Accounts, Treadstone Limited, Kanpur.
4. Mr. Jhantu Das, Project Manager, Treadstone Limited, Kanpur.
5. Mrs. Alka Wadhwa, Co-Ordinator, Treadstone Limited, Kanpur.

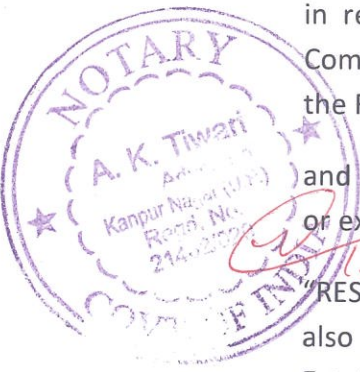
to sign and execute Allotment Letter, Sale Deed (s) and all Document(s) or Deed(s) in respect of the sale/lease/transfer of aforesaid immovable properties of the Company for and on behalf of the Company including presenting the same before the Registrar of Assurances, Kanpur Nagar for registration.

and to do all such acts, deeds, matters and things as may be considered necessary or expedient in connection with and to give effect to this resolution.

“RESOLVED FURTHER THAT the following Authorized Signatories be and are hereby also authorized for the following specified operational matters in relation to Real Estate Operational of Gokuldham Project of the Company”.

1. CA Anil Saxena, Vision Financial Services, 7/216, Gangotri Apartment, Flat -701, Swaroop Nagar, Kanpur - 208002
 2. Mr. Atanu Chakraborty, Consultant, Prakalpa Spacekraft Pvt. Limited. Kolkata.
 3. Mr. Umesh Chandra Srivastava, Manager Accounts, Treadstone Limited, Kanpur.
 4. Mr. Jhantu Das, Project Manager, Treadstone Limited, Kanpur.
 5. Mrs. Alka Wadhwa, Co-Ordinator, Treadstone Limited, Kanpur.
- to invite/ offer bids / tenders for and on behalf of the Company from the prospective bidders/ tenders / contractors / job workers etc. and to allocate the work to the selected tenders / bidders / contractors / job workers etc. at

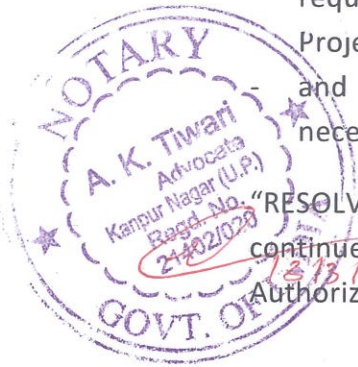
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best quoted price and to sign tender documents, work orders, letter of award, letter of intent, contracts, agreements etc

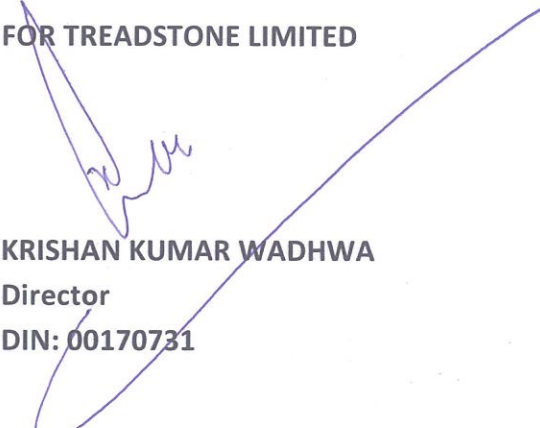
- to apply for registration of subsequent phases of development of Gokuldham Project by whatever name called and to seek various approvals/permissions/sanctions before prescribed Authorities under Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder from time to time.
- to seem various approvals / permissions / sanctions including seeking revision / amendment/ modification of the lay out plan as sanctioned by the Kanpur Development Authority, from time to time.
- to seek such other regulatory approvals / permissions / sanctions as may be required from time to time in relation to Real Estate Operations of Gokuldham Project of the Company.
- and to do all such acts, deeds, matters and things as may be considered necessary or expedient in connection with and to give effect to this resolution.

"RESOLVED FURTHER THAT the aforesaid authorization of Mrs. Alka Wadhwa shall continue until 14th October 2026 AND THAT the aforesaid authorization of other Authorized Signatories shall continue until revoked or modified.



CERTIFID TRUE COPY

FOR TREADSTONE LIMITED


KRISHAN KUMAR WADHWA
Director
DIN: 00170731


ALKA WADHWA
Director
DIN: 00189265