

Form – B
See Rule 3(4)

Declaration supported by an Affidavit, which shall be signed by the Promoter or any person authorised by the promoter

Affidavit cum Declaration

I, Bijendra Kumar Gupta, S/o Bisheshwer Nath Gupta, Director of M/s Parth Builtech Private Limited (hereinafter referred as “Promoter”) duly authorized by the promoter of proposed project (Nirala Gateway) at Plot No. C-7, Sector-12, Greater Noida, U.P. vide its Board Resolution dated 21st April, 2025.

I, Bijendra Kumar Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That we have not made any sales or received any advance against sales/bookings of Units for the project “Nirala Gateway”.
4. That the time period within which the project (Nirala Gateway) shall be completed by promoter is on or before **29.04.2030**.
5. That seventy percent of the amount 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.
6. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
8. 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




Parth Builtech Pvt. Ltd.

Authorised Signatory

the amount 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.

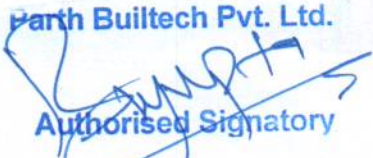
9. That promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter has furnished such other documents as prescribed by the rules and regulations made under the Act.
11. That promoter shall not discriminate against any allottee at the time of allotment of any Unit, as the case may be, on any grounds.

Parth Builtech Pvt. Ltd.

Authorised Signatory
Deponent


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 Noida on this 23rd day of May 2025.

Parth Builtech Pvt. Ltd.

Authorised Signatory
Deponent




ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

23 MAY 2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PARTH BUILTECH PRIVATE LIMITED AT ITS 01/2025-26 MEETING HELD ON MONDAY, 21ST APRIL, 2025 AT ITS CORPORATE OFFICE AT OFFICE NO.21 GROUND FLOOR, LOGIX INFOTECH PARK, D-5, SECTOR-59, NOIDA-201301, UTTAR PRADESH AT 3:30 P.M.

APPROVAL FOR REGISTRATION OF REAL ESTATE PROJECT WITH RERA, UTTAR PRADESH

“RESOLVED THAT consent of the board be and is hereby accorded for registration of the Commercial project “Nirala Gateway” situated at Plot No. C-7, Sector-12, Greater Noida with the Real Estate Regulatory Authority (RERA), Uttar Pradesh, in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the applicable rules and regulations as prescribed by RERA, Uttar Pradesh

RESOLVED FURTHER THAT Mr. Bijendra Kumar Gupta, Director of the Company be and is hereby authorised to act as Authorised Signatory for the submission of the registration application, along with the necessary documents and declarations, to the RERA Authority, Uttar Pradesh and also authorised to sign and submit all required forms, agreements, affidavits, project details and to make any corrections or updates as needed during the registration process

RESOLVED FURTHER THAT Mr. Bijendra Kumar Gupta, Director of the Company be and is hereby further authorised to take any further actions that may be necessary to complete the registration process, as per RERA’s guidelines, and to resolve any issues that may arise during the process

RESOLVED FURTHER THAT Mr. Bijendra Kumar Gupta, Director of the Company be and is hereby further authorised to act for bench purpose, as per RERA’s guidelines and to resolve any issues that may arise during the process

RESOLVED FURTHER THAT this resolution be communicated to the relevant authorities duly signed by any Director of the Company.”

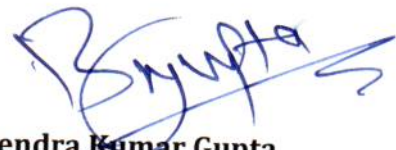
Certified True Copy
For **Parth Builtech Private Limited**

Parth Builtech Pvt. Ltd.



Director

Suresh Kumar Garg
Director
DIN: 01182041



Bijendra Kumar Gupta
Director/Authorised Signatory

Date: **21.04.2025**
Place: **Noida**