



# GROW MONEY CAPITAL PVT. LTD.

MONEY BECOMES EASY..

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY CIRCULATION BY THE BOARD OF DIRECTORS OF GROW MONEY CAPITAL PRIVATE LIMITED ON MONDAY, 15<sup>TH</sup> OF JUNE 2025.**

**"RESOLVED THAT** Company has decided to authorize, Mr. Manoj Kumar Bansal (Director) and is hereby authorized to sign and submit all the necessary papers, letters, forms, etc. to be submitted by the company in connection with "applying for registration of KNOWLEDGESQUARE REALTECH LLP" as partner of the firm."

**"RESOLVED FURTHER THAT** Mr. Manoj Kumar Bansal (Director) be and is hereby authorized to furnish all the documents related to application or registration of KNOWLEDGESQUARE REALTECH LLP and to do all such acts, deeds and things as may be necessary to give effect to this resolution."

Certified True copy

**For Grow Money Capital Private Limited**

For GROW MONEY CAPITAL PVT. LTD.

Director/Authorised Signatory

Manoj Kumar Bansal

Managing Director

DIN: 00272806

For GROW MONEY CAPITAL PVT. LTD.

Director/Authorised Signatory

Nupur Giri

Company Secretary

M No. A59450

# UPCON INFRASTRUCTURE PRIVATE LIMITED

AM-001, GOLF LINK-1, GREATER NOIDA, ALPHA GREATER NOIDA, ALPHA GREATER NOIDA, GAUTAM BUDDHA  
NAGAR, MAICHA, UTTAR PRADESH, INDIA, 201310

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**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON 24th OCTOBER, 2025 AT 11.00 A.M. HELD AT REGISTERED ADDRESS OF THE COMPANY.**

"RESOLVED THAT Company has decided to authorize, Mr. Anuj Mittal (Director) and is hereby authorized to sign and submit all the necessary papers, letters, forms, etc to be submitted by the company in connection with "applying for registration of KNOWLEDGESQUARE REALTECH LLP" as partner of the firm."

"RESOLVED FURTHER THAT Mr. Anuj Mittal (Director) be and is hereby authorized to furnish all the documents related to application or registration of KNOWLEDGESQUARE REALTECH LLP and to do all such acts, deeds and things as may be necessary to give effect to this resolution."

Certified True copy

For UPCON INFRASTRUCTURE PRIVATE LIMITED

Mr. Ankur Mittal

AUTHORIZED SIGNATORY

Director

DIN:00612780





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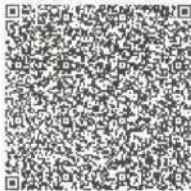
Government of Uttar Pradesh

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 Description of Document : Article 4 Affidavit  
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 Consideration Price (Rs.) :  
 First Party : KNOWLEDGE SQUARE REALTECH LLP  
 Second Party : Not Applicable  
 Stamp Duty Paid By : KNOWLEDGE SQUARE REALTECH LLP  
 Stamp Duty Amount(Rs.) : 100  
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Statutory Alert:

FORM – RA-8

Affidavit for Declaration on Credit Facilities Availed for the Project

To,

The Secretary

Uttar Pradesh Real Estate Regulatory Authority

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project Knowledge Square

1. I, Anuj Mittal, Promoter of the proposed project / duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured / unsecured) have been availed / are in the process of finalization for project Knowledge Square

- a. Name of Lender: \_\_\_\_\_ Not Confirmed Yet \_\_\_\_
- b. Address of Lender's Office / Branch: \_\_\_\_ Not Confirmed Yet \_\_\_\_
- c. Date of Borrowing / First Disbursement: \_\_\_\_ NA \_\_\_\_
- d. Amount Sanctioned: \_\_\_\_\_ NA \_\_\_\_
- e. Amount Disbursed: \_\_\_\_\_ NA \_\_\_\_
- f. Outstanding Amount as on date of affidavit: \_\_\_\_\_ NA \_\_\_\_
- g. Details of Project Assets given as Mortgage / Security: \_\_\_\_\_ NA \_\_\_\_

2. I undertake that funds from the declared credit facility will be deposited in the separate account of this project only.

3. I undertake that Rs. \_\_\_\_ NA \_\_\_\_ lacs against the total credit facility has been availed from a banking institution at the prevailing rate at the bank.

And / Or

4. I undertake that Rs. \_\_\_\_ NA \_\_\_\_ lacs against the total credit facility has been availed from an NBFC / as an unsecured loan at the interest rate of 8.75 \_\_\_\_ % per annum;





however, the claim of interest amount from the separate account of the project will be limited to SBI MCLR.

5. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri / Smt. / Ms. \_\_\_\_\_, membership no. \_\_\_\_\_, certifying all the borrowings on date, as required under para 10 of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

6. I confirm that the certificate issued by the lending bank / institution namely \_\_\_\_\_ NA \_\_\_\_\_, as required under the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.

7. A future loan of Rs. 720.14 lacs is proposed to be availed for the project from (name of the bank and / or NBFC and / or Unsecured source). For the proposed loan of Rs. 720.14 lacs to be borrowed from NBFC / Unsecured source (out of the total loan amount of Rs. \_\_\_\_\_ lacs), interest amount in the estimated cost of the project has been restricted to SBI MCLR which on the date is 8.75 % per annum.

8. I / We understand that as per provision laid down in Section 11(4)(h) of RERA Act, after the execution of an agreement for sale for any apartment, plot or building, as the case may be, I / we cannot mortgage or create a charge on such apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building, as the case may be.



*[Signature]*  
Deponent

Verification

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

Verified by me at G. Noida on this 3<sup>rd</sup> day of JUNE 2026



**ATTESTED**

**Virendra Kr. Garg**  
Notary Advocate  
Reg. No.-2874  
G.B. Nagar



*[Signature]*  
Deponent

To,  
The Designated Partner  
Knowledgesquare Realtech LLP  
2nd Floor, Vinayaka Plaza, AM-01, Golf Link-1,  
Alpha Greater Noida, Knowledge Park, Noida,  
Gautam Buddha Nagar – 201310

**Independent Practitioner report on Secured/Unsecured Credit Facility availed for the Project  
“Knowledge Sqaure” as of 27th April 2026.**

1. This Report is issued in accordance with the terms of our engagement letter dated 3rd April 2026.
2. We conducted our examination of the Statement in accordance with the Guidance Note on Reports
3. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
4. Based on the unaudited financial information, accounting records and other information presented before us, we hereby certify that the LLP Knowledgesquare Realtech LLP (LLP Identification Number: ACR-2484 having its registered office 2nd Floor, Vinayaka Plaza, AM-01, Golf Link-1, Alpha Greater Noida, Knowledge Park, Noida, Gautam Buddha Nagar – 201310 do not have the any Secured/Unsecured credit facilities availed for the project “Knowledge Sqaure” as of 27th April 2026.

For Shivam Singhal & Associates  
Chartered Accountants  
FRN 027178C

Shivam  
Singhal

Digitally signed by Shivam  
Singhal  
Date: 2026.04.28 17:35:47  
+05'30'

CA Shivam Singhal  
Proprietor  
Membership No. 548465  
UDIN: 26548465DHYOPO8594  
Place: Greater Noida  
Dated: 28/04/2026





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 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

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## AFFIDAVIT

1. I, **Anuj Mittal (DOB: 01/01/1983, Male, Aadhaar No. 9397 6058 6242)**, resident of **H No - A 1801, 18th Floor, Tower - A Golden Palm, Sector - 168, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201305**, being duly authorized on behalf of **Knowledge Square Realtech LLP (LLPIN: ACR-2484, PAN: ABEFK3940Q, TAN: MRTK09204G)**, incorporated on **10th September 2025** under the Limited Liability Partnership Act, 2008, having its registered office at **2nd Floor, Vinayaka Plaza, AM-01, Golf Link-1, Alpha Greater Noida, Knowledge Park, Noida, Gautam Buddha Nagar - 201310, Uttar Pradesh**, do hereby solemnly affirm and declare as under:
2. That I am the Promoter/ of the project titled **Knowledge Square**, situated at **[Plot No. 4/1D situated at sector Knowledge Park-3, Greater Noida(U.P.)]**, registered with UP RERA under Registration No. **[Under Registration]**.
3. That a **Dry DG Set** with the Capacity of 1380 KVA shall be installed at the project site for the purpose of providing emergency backup power supply to common areas, lifts, fire-fighting systems, and other essential services of the commercial project.
4. That the said DG Set is compliant with the norms prescribed by the **Central Pollution Control Board (CPCB)** and the **Uttar Pradesh Pollution Control Board (UPPCB)**, including emission standards, acoustic enclosure, and stack height requirements.
5. That the DG Set shall be used strictly for emergency purposes only and not as a primary source of power supply.
6. That adequate measures have been taken to ensure that the DG Set does not cause any environmental hazard, noise pollution, or inconvenience to the occupants or neighboring residents.
7. That this affidavit is executed to comply with the requirements of the Real Estate (Regulation and Development) Act, 2016, and the directions of UP RERA.

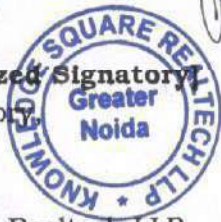
I, the deponent above named, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therein.

Verified at **Greater Noida**, on this **[29/May/2026]**.

### DEPONENT

(Signature)

**[Name of Authorized Signatory]**  
Authorized Signatory



### ATTESTED

**Virendra Kr. Garg**  
**Notary Advocate**  
**Reg. No.-2874**  
**G.B. Nagar**





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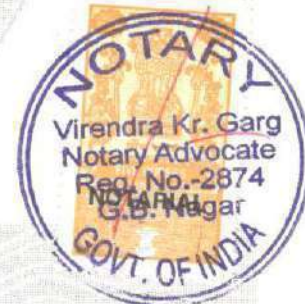
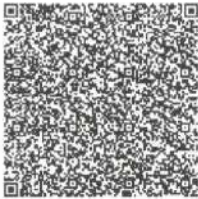
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(One Hundred only)

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*Signature*



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## AFFIDAVIT

I, Anuj Mittal (DOB: 01/01/1983, Male, Aadhaar No. 9397 6058 6242), resident of H No – A 1801, 18th Floor, Tower – A Golden Palm, Sector – 168, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201305, being duly authorized on behalf of Knowledge Square Realtech LLP (LLPIN: ACR-2484, PAN: ABEFK3940Q, TAN: MRTK09204G), incorporated on 10th September 2025 under the Limited Liability Partnership Act, 2008, having its registered office at 2nd Floor, Vinayaka Plaza, AM-01, Golf Link-1, Greater Noida, Knowledge Park, Noida, Gautam Buddha Nagar – 201310, Uttar Pradesh, do hereby solemnly affirm and declare as under:

1. That I am the Promoter/Authorized Signatory of the project titled **Knowledge Square**, situated at **Plot No. 4/1D, Sector Knowledge Park-3, Greater Noida, Uttar Pradesh**, registered with UP RERA under Registration No. [Registration Under Process].
2. That in the said project, a **commercial unit** admeasuring **731.28 sq. mt.** has been proposed at upper basement above-mentioned plot.
3. That I hereby undertake and affirm that the aforesaid **731.28 sq. mt. unit** shall **not be sold, transferred, or conveyed in split parts, fractions, or subdivisions** under any circumstances.
4. That the said unit shall be sold/leased only as a **single indivisible unit**, in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the directions of UP RERA.
5. That this affidavit is executed to place on record the promoter's undertaking and to comply with the requirements of UP RERA for ensuring transparency and protection of the interests of allottees.

I, the deponent above named, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therein.

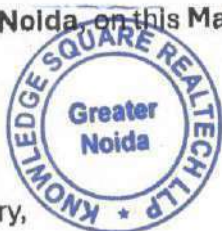
Verified at **Greater Noida**, on this **May 29, 2026**

DEPONENT

Anuj Mittal

Authorized Signatory,

Knowledge Square Realtech LLP



ATTESTED

Virendra Kr. Garg  
Notary Advocate  
Reg. No.-2874  
G.B. Nagar







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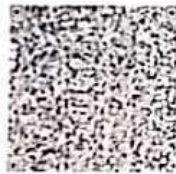
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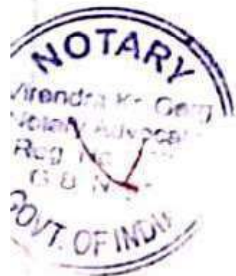
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Description of Document : Article 4 Affidavit  
Property Description : AS PER DOCUMENTS  
Consideration Price (Rs.) :  
First Party : KNOWLEDGESQAURE REALTECH LLP  
Second Party : UP RERA  
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Stamp Duty Amount(Rs.) : 100  
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## AFFIDAVIT

I, **Anuj Mittal**, S/o Sh. Kavar Prasad, aged about 41 Years, A1801 Golden Palm, Sector 168, Nepz Post Office S.O, Chhaprauli Bangar, GAUTAM BUDDHA NAGAR, Uttar Pradesh, 201305 Partner in **Knowledge Square LLP**, the Promoter of the Project **Knowledge Square LLP** Vinayaka Plaza, AM-1,2"d floor, Ansal Golf Links-1, Greater Noida - 201310, Uttar Pradesh, India, do hereby solemnly affirm on oath and declare as under:

### Declarations

1. That my above name and address is true and correct.
2. That I am a Director/Partner in the Company, **Knowledge Square LLP** having its Registered Office Vinayaka Plaza, AM-1,2"d floor, Ansal Golf Links-1, Greater Noida - 201310, Uttar Pradesh, India
3. That the Promoter shall follow the *Real Estate Project (Maintenance of Project Bank Accounts) Directions, 2020* as revised in November, 2023 laid down by **UP RERA** vide its Separate Account Number **8219959711** with respect to the Bank accounts of the Project, **Knowledge Square LLP** having its Registered Office at Vinayaka Plaza, AM-1,2"d floor, Ansal Golf Links-1, Greater Noida - 201310, Uttar Pradesh, India
4. That no lien or mortgage shall be created on the Collection Account and Separate Bank Account of the said Project.

### Verification



The deponent above named, do hereby verify at Gautam Buddh Nagar on this **18** **Day of June 2026** that the contents of my affidavit at paras 1 to 4 are true and correct to the best of my knowledge and belief. No facts have been concealed therefrom.

### ATTESTED

**Virendra Kr. Garg**  
Notary Advocate  
Reg. No.-21  
G.B. Nagar

