



INDIA NON JUDICIAL



IN-UP86837986710970W

Government of Uttar Pradesh

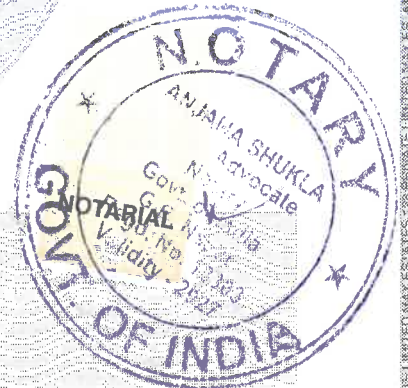
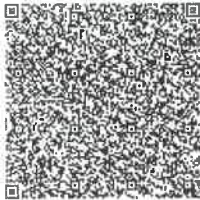
e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003104  
ACC Add - Noida - Mobile - 9540079101  
License No. - 170/2018, Tehsil & Distric G.B. Nagar

Certificate No.	: IN-UP86837986710970W
Certificate Issued Date	: 17-Sep-2024 05:36 PM
Account Reference	: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400330470473683381353W
Purchased by	: MAX ESTATES 128 PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MAX ESTATES 128 PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: MAX ESTATES 128 PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



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**FOR FORM B**

This Stamp Paper is attached to and is an integral part of Affidavit for Form B with regards "Estate 128 - II" a project being developed by Max Estates 128 Private Limited on Plot No. TS-02 at Jaypee Greens Wish Town, Sector 128, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201304.



Max Estates 128 Private Limited

*Anshu Kumar*  
Authorised Signatory

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcliestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

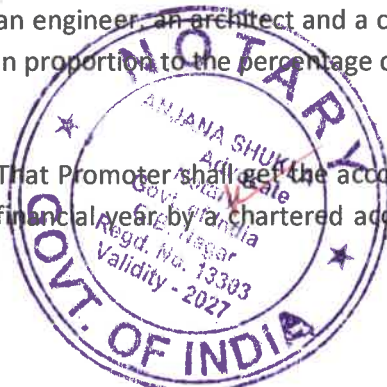
**FORM 'B'**  
**[See Rule 3(4)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Nitin Kumar Kansal, Director, Max Estates 128 Pvt. Ltd., having its Registered Office at Max House,1, Dr. Jha Marg, Okhla, South Delhi, Delhi, PIN-110020 duly authorized vide Board Resolution Dated 28.08.2024 by the Promoter of the proposed project, Estate 128 - II situated at Plot No. TS-02 at Jaypee Greens Wish Town, Sector 128, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201304.

I, Nitin Kumar Kansal, 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 Project is proposed.
2. That the Promoter of the Project has availed Term Loan(s) / Credit Facility(ies) against the Project land from Standard Chartered Capital Ltd. / Standard Chartered Bank against creation of mortgage of the said land. However, the Promoter will obtain "No Objection Certificate" (i.e. NOC) from the Lender's for sale of Individual Apartment(s) / Unit(s) to the prospective buyers subject to the terms of the Lender's Facility Agreement.
3. That the time period within which the project shall be completed by the Promoter is 06.09.2029.
4. That seventy per cent of the amounts to be realized by the 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 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.

Max Estates 128 Private Limited

*Umesh Kumar*  
Authorised Signatory

Deponent

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 Gautam Buddha Nagar on this 17<sup>th</sup> day of September 2024.

Max Estates 128 Private Limited

*Umesh Kumar*  
Deponent  
Authorised Signatory



**ATTESTED**

**ANJANA SHUKLA**  
Advocate Notary  
Distt. Gautam Budh Nagar (U.P.)

18 SEP 2024

# MAX ESTATES 128 PRIVATE LIMITED

(formerly Accord Hotels and Resorts Private Limited)

Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi – 110020

CIN: U55101DL2006PTC151422

Phone: 0120 - 4743222, Email ID: secretarial@maxestates.in

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CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MAX ESTATES 128 PRIVATE LIMITED HELD ON AUGUST 28, 2024

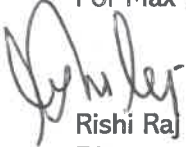
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## Application for Registration of Project with UP RERA

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to file an application for registration of the Project namely 'Estate 128 - II' with the Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA), in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016, and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016.

RESOLVED FURTHER THAT Mr. Nitin Kumar Kansal and Mr. Rishi Raj, Directors of the Company, and Mr. Sanjeev Ailawadi and Mr. Puneet Sood, authorized signatories of the Company, be and are hereby jointly and/or severally authorized to apply, sign, submit, correct, and amend the application, documents, forms, affidavits, agreements, undertakings, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to the registration of the said Project with UP RERA."

Certified True Copy  
For Max Estates 128 Private Limited



Rishi Raj  
Director

DIN: 08490762

Corr. Address: Max Towers L-20 C - 001/A/1,  
Sector 16B, Noida, Uttar Pradesh, India, 201301



Accepted by  
Nitin Kumar Kansal  
Director

DIN: 03048794

Corr. Address: Max Towers L-20 C - 001/A/1,  
Sector 16B, Noida, Uttar Pradesh, India, 201301