



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

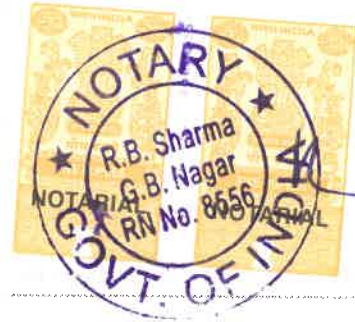
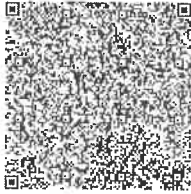
Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC Add - Noida - Mobile - 9540079101

License No. - 170/2018, Tehsil & Distric - G.B. Nagar

<b>Certificate No.</b>	: IN-UP03816665224872V
<b>Certificate Issued Date</b>	: 09-May-2023 11:36 AM
<b>Account Reference</b>	: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
<b>Unique Doc. Reference</b>	: SUBIN-UPUP1400330402136701372812V
<b>Purchased by</b>	: MAX ESTATES 128 PRIVATE LIMITED
<b>Description of Document</b>	: Article 4 Affidavit
<b>Property Description</b>	: Not Applicable
<b>Consideration Price (Rs.)</b>	:
<b>First Party</b>	: MAX ESTATES 128 PRIVATE LIMITED
<b>Second Party</b>	: Not Applicable
<b>Stamp Duty Paid By</b>	: MAX ESTATES 128 PRIVATE LIMITED
<b>Stamp Duty Amount(Rs.)</b>	: 100 (One Hundred only)



Please write or type below this line

**FOR FORM B**

This Stamp Paper is attached to and is an integral part of Affidavit for **Form B** with regards "Estate **128**" 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**

**Director**



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

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

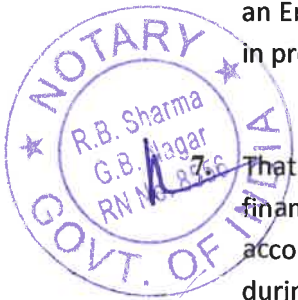
**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Rishi Raj, 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 – 27.03.2023 by the Promoter of the proposed project, Estate 128 situated at Plot No. TS-02 at Jaypee Greens Wish Town, Sector 128, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201304.

I, Rishi Raj, 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 development of the Project is proposed.
2. That the Promoter of the Project has availed Term Loan / Credit Facility(ies) for completion of the project from Aditya Birla Finance Limited against creation of mortgage of the project land and the constructed Apartments / Units thereupon. However, the Promoter will obtain "No Objection Certificate" (i.e. NOC) from the Lender for sale of Individual Apartment(s) / Unit(s) to the prospective buyers subject to the terms of the Lender's Sanction Letter.
3. That the time period within which the project shall be completed by the Promoter is 7<sup>th</sup> May 2028.
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.

That the 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.



VSB

**Max Estates 128 Private Limited**

  
**Director**

8. That the Promoter shall take all the pending approvals on time, from the Competent Authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That the 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

 Director

Deponent

Verification

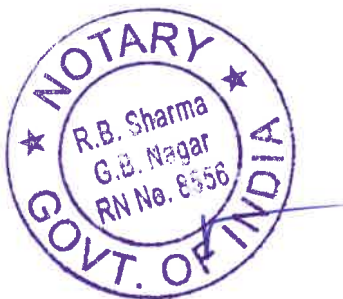
The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Max Estates 128 Private Limited

Verified by me at Gautam Buddha Nagar on this 10<sup>th</sup> day of May 2023.

 Director

Deponent



ATTESTED

  
RAMBIR SHARMA  
Advocate Notary  
(G.B. Nagar)

11 MAY 2023

# 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@maxvil.com

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF MAX ESTATES 128 PRIVATE LIMITED ON MONDAY, 27<sup>th</sup> MARCH 2023 AT L-15, MAX TOWERS C-001/A/1, SECTOR-16B, NOIDA, GAUTAM BUDDHA NAGAR - 201301, UTTAR PRADESH

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The Board was informed that the Company is developing and constructing a Residential Project namely "Estate 128" situated at land bearing no. TS-02 admeasuring 10 acres at Jaypee Greens Wish Town, Sector 128, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201304 ("the Project").

In this respect, the Company is required to apply for registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and authorize directors/officials of the Company to prepare, execute and submit application(s), undertaking(s), agreement(s), deed(s), documents(s) with the aforesaid authority.

The Board discussed and approved the aforesaid matter by passing the following resolution unanimously:

**"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" with 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, Mr. Rishi Raj and Mr. Anshul Gaurav, Directors of the company be and are hereby authorized jointly/ severally, to apply, sign, submit, correct, amend application, document, form, affidavit, agreement, undertaking, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said Project."

Certified True Copy

For Max Estates 128 Private Limited

*Nitin Kumar*

Nitin Kumar  
Director  
DIN: 03048794

