



NAKS LEGAL

ADVOCATES & SOLICITORS

HEAD OFFICE : 28/142, Ground Floor, West Patel Nagar, New Delhi-110008

+91-9999130332
+91-9350558186
+91-11-45075638
nitya@nakslegal.com
info@nakslegal.com
www.nakslegal.com

Date: - 06th July 2024

TO WHOMSOEVER IT MAY CONCERN

That I, Dr. Nityanand Singh, Advocate, Enrolment No.-D-1931/2003 registered with Bar Council of Delhi having experience of more than 20 years in the land related matters and duly qualified to furnish the Title search report cum encumbrance certificate as specified by UP-RERA for M/s Lotus SRS Buildtech Pvt. Ltd.

For Naks Legal
(Advocates & Solicitors)

Dr. Nityanand Singh
D-1931/2003

Gurugram :

485-B, A Block,
Ansal's Palam Vihar,
Gurugram-122017

Mumbai :

C-28, Plot No. 804, Charkop
Sailochar, Co-op. Housing Society,
Road No. RSC-2, Sector-8, Charkop,
Kandivali (West), Mumbai-400067

Bengaluru :

No. 4, 14th Cross,
Vyalikaval,
Bengaluru-560003



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Date: - 06th July 2024

M/s. Lotus SRS Buildtech Pvt. Ltd.

203, 2nd Floor, Mercantile House, 15, K.G Marg, New Delhi-11001

Status: Positive

Title Search Report in respect of land of admeasuring an area of 30,000 Sq. Mtr.
bearing Plot No. GH-04A, Sector-12, Greater Noida, Uttar Pradesh

Dear Sir,

A. Name of the Property Owner:

M/s. Lotus SRS Buildtech Pvt. Ltd. (SPC)

B. Description of property:

land of admeasuring an area of 30,000 Sq. Mtr. bearing Plot No. GH-04A, Sector-12,
Greater Noida, Uttar Pradesh

C. Nature / Status of Property

Lease Hold Property.

10/6

1/6

Gurugram :

485-B, A Block,
Ansal's Palam Vihar,
Gurugram-122017

Mumbai :

C-28, Plot No. 804, Charkop
Sailochan, Co-op. Housing Society,
Road No. RSC-2, Sector-8, Charkop,
Kandivali (West), Mumbai-400067

Bengaluru :

No. 4, 14th Cross,
Vyalikaval,
Bengaluru-560003

D. List of Documents examined/perused:-

1. Photocopy of sale Deed dated 29.04.2016 executed by Greater Noida Industrial Development Authority in favor of M/s. Lotus SRS Buildtech Pvt. Ltd. (SPC) w.r.t. land of total admeasuring an area of 30,000 Sq. Mtr. bearing Plot No. GH-04A, Sector-12, Greater Noida, Uttar Pradesh, vide Registration No. 10907, Book No. 1, dated 29.04.2016.
2. Photocopy of letter dated 04/07/2014 issued by Greater Noida Industrial Development Authority in favour of SRS Real Estate Ltd. for intimation of opening of Financial Bid in respect of filing of tender dated 03.07.2014.
3. Photocopy of letter dated 07/08/2014 issued by Greater Noida Industrial Development Authority in favour of SRS Real Estate Ltd., informing that Plot No. GH-04, Sector-12, Greater Noida, Area 60,000 Sq. Mtr. has been allotted to SRS Real Estate Ltd.
4. Photocopy of letter dated 26/04/2016 issued by Greater Noida Industrial Development Authority in favour of Lotus SRS Buildtech Pvt. Ltd (SPC of SRS Real Estate Ltd. & Grand Realtech Ltd.) intimating the sub-division of allotted plot No. GH-04, Sector-12, Greater Noida measuring 60,000 Sq. Mtr in favour of following Consortium Members/SPC

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1/1

Sub-divided No./Sector	Plot	Area as per Lease plan (Sq. Mtr.)	Consortium Member/SPC, in which lease deed is proposed to be executed
GH-04A, Sector-12		30000	Lotus SRS Buildtech Pvt. Ltd. (SPC of SRS Real Estate Ltd. & Grand Realtech Ltd.)
GH-04B, Sector-12		30000	Grand Realtech Ltd.- Lead Member

5. Photocopy of Joint Development Agreement between Lotus SRS Buildtech Pvt. Ltd. and Aura Infrabiz LLP. Lotus SRS Buildtech Pvt. Ltd. has provided the development right to Aura Infrabiz LLP for developing the land admeasuring an area of 30,000 Sq. Mtr. bearing Plot No. GH-04A, Sector-12, Greater Noida, Uttar Pradesh.

Opinion / Observation on Title:-

- That Greater Noida Industrial Development Authority has acquired the land under Land Acquisition Act, 1894 and developed the same for the purpose of setting up an urban and industrial township
- That Greater Noida Industrial Development Authority has through a sealed Two-Bid Tender System awarded/allotted to the consortium consisting of

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- Grand Realtech Limited (Lead member)
- SRS Real Estate Limited- Relevant Member

the plot No. GH-04, Sector-12, Greater Noida, after fulfilling the terms and conditions prescribed in the brochure and its corrigendum, if any, vide reservation/acceptance Letter no. PROP/BRS-01/2014-15/1437, DATED 07.07.2014 and allotment letter No. PROP/BRS-01/2014-15/1587, DATED 07.08.2014.

- That whereas the above registered consortium who jointly qualify for the bid and secured the allotment of the said plot being highest bidder. They through its lead member has approached to the Greater Noida Industrial Development Authority in accordance with the clause C-8(e) of the brochure/bid document of the scheme to sub-divided the said plot of lan with the following status of holding lease rights:-

S.No.	Plot No./Sector	Sub-divided Area (Sq. Mtr.)	Name of Member	Status
1.	GH-04A, Sector-12	30000	Lotus SRS Buildtech Pvt. Ltd. ((SPC of SRS Real Estate Ltd. & Grand Realtech Ltd.)	SPC
2.	GH-04B, Sector-12	30000	Grand Realtech Ltd - Lead Member	Relevant Member

- That it has been represented to Greater Noida Industrial Development Authority that the Consortium members have agreed amongst themselves that Lotus SRS Buildtech Pvt. Ltd. shall solely develop the project on the demarcated/sub-divided Builders

Residential/Group Housing Plot No. GH-04A, Sector-12, Greater Noida. Accordingly, Lease Deed in favour of Lotus SRS Buildtech Pvt. Ltd. for Builders Residential/Large Group Housing Sub Divided plot No. GH-04A, Sector-12, Greater Noida, measuring 30,000 Sq. Mtr. was executed vide Lease Deed dated 29.04.2016.

- That another Lease Deed was also executed by Greater Noida Industrial Development Authority in favour of Grand Realtech Ltd. for Builders Residential/Large Group Housing Sub Divided plot No. GH-04B, Sector-12, Greater Noida, measuring 30,000 Sq. Mtr.
- That M/s Lotus SRS Buildtech Pvt. Ltd. has entered into Joint Development Agreement with Aura Infrabiz LLP for developing the land admeasuring an area of 30,000 Sq. Mtr. bearing Plot No. GH-04A, Sector-12, Greater Noida, Uttar Pradesh as per terms and conditions mentioned in the Joint Development Agreement.
- In this manner **M/s Lotus SRS Buildtech Pvt. Ltd.** is the recorded Lease Holder of the above said property and the development right on the aforesaid property is absolutely vested with Aura Infrabiz LLP as per the Joint Development Agreement as above mentioned.

We have perused the documents forwarded to us and have verified the relevant and available records. As per records forwarded to us, **M/s Lotus SRS Buildtech Pvt. Ltd.** has valid title to the said property. M/s Lotus SRS Buildtech Pvt. Ltd. has entered into Joint Development Agreement with Aura Infrabiz LLP for developing the land admeasuring an area of 30,000 Sq. Mtr. bearing Plot No. GH-04A, Sector-12, Greater Noida, Uttar Pradesh as per terms and conditions mentioned in the Joint Development Agreement.

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Details of Encumbrances:-

As per the details available on MCA Website and Books, Records & explanation furnished by the management of the company, there is no charge or lien created and filed at MCA website against **M/s Lotus SRS Buildtech Pvt. Ltd.**

Conclusion:

We have perused the documents forwarded to us and have verified the relevant and available records. In view of the observations made as above, it is certified that **M/s Lotus SRS Buildtech Pvt. Ltd.** has got a clear, absolute and marketable title with respect to the said property and development right on the said property is vested with Aura Infrabiz LLP.

Note/Disclaimer:-

The report does not comment on: The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending litigation. The report is based on the photocopy of documents provided by the company and documents verified by the concerned authorities.

For Naks Legal



Dr. Nityanand Singh (Advocate/Managing Partner)
D-1931/2003

Encl:

- 1. Inspection receipt**

696

NAKS LEGAL

ADVOCATES & SOLICITORS

NAKS LEGAL
 ADVOCATES & SOLICITORS
 101, Sector 17, Gurgaon
 Haryana - 122001
 Phone: 01299-421111
 Email: nakslegal@gmail.com

संशुद्धित और प्रभावी के हस्ताक्षर

भाग 2

प्रस्तुतों वसूला प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धन सदर ग्रेटर नोएडा क्रम संख्या 2024145031600
 भोतम बुद्ध नगर

यह प्रार्थना पत्र प्रस्तुत करने का दिनांक 14/05/2024
 प्रस्तुतकों का प्रार्थी का नाम सुशील कुमार यादव एड
 लेख का प्रकार: मुकदमा 2018 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. विदीक्षण या तलाश शुल्क
4. मुकदमा से अधिप्रभागी करण लिए शुल्क
5. कमीशन शुल्क
6. निविदा
7. वारिक भत्ता

1 से 6 तक का योग	90
शुल्क वसूल करने का दिनांक	14/05/2024
दिनांक जब लेख प्रतिनिधि या तलाश	14/05/2024
प्रमाण पत्र वापस करने के लिए तैयार किया	
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर	

SUB REGISTRAR
 (Greater Noida)
 Gautam Buddha Nagar

NAKS LEGAL
 ADVOCATES & SOLICITORS
 101, Sector 17, Gurgaon
 Haryana - 122001

NAKS LEGAL
 ADVOCATES & SOLICITORS
 101, Sector 17, Gurgaon
 Haryana - 122001

NAKS LEGAL
 ADVOCATES & SOLICITORS
 101, Sector 17, Gurgaon
 Haryana - 122001



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Government of Uttar Pradesh

IN-UP44574472701140W

e-Stamp


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Certificate No.	: IN-UP44574472701140W
Certificate Issued Date	: 07-May-2024 05:22 PM
Account Reference	: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401380485360831404238W
Purchased by	: AURA INFRABIZ LLP
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: AURA INFRABIZ LLP
Second Party	: OTHERS
Stamp Duty Paid By	: AURA INFRABIZ LLP
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



सत्यमेव जयते

Signature: 
 ACC Name - Kanika Nagar ACC Code - UP14013804
 ACC Add - Noida - Mobile - 9650308878
 License No. - 183/2020, Tehsil & District - G.B. Nagar



₹50



IN-UP44574472701140W

Please write or type below this line

Affidavit

THIS AFFIDAVIT is made at Noida, on 09th Day of August, 2024 by Mr. Amit Jain, Designated Partner of Aura Infrabiz LLP having its Registered Office at A-19, Sector 63, Noida-201301 (hereinafter referred to as "**Deponent**"), which expression shall unless repugnant to the context or meaning thereof include his / her heirs, successors, legal representatives and executors.

This Affidavit is executed in favour of M/s Uttar Pradesh Real Estate Regulatory Authority, constituted under the Real Estate (Regulation and Development) Act, 2016 and having its Office at Naveen Bhawan, Rajya Niyojan Sansthan, Kalakankar House, Old Hyderabad, Lucknow, Uttar Pradesh -226007 (hereinafter referred to as "**RERA**"), which expression shall unless repugnant to the context or meaning thereof include its successors and assigns.

For Aura Infrabiz LLP


 Designated Partner



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.etrade.gov.in 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.

WHEREAS M/s Aura Infrabiz LLP has applied through UP-Rera Portal to Hon'ble Uttar Pradesh Real Estate Regulatory Authority, Lucknow for Registration of its Proposed Project '**Mahagun My Laagoon Phase 1**' located at Plot No. GH-04A, Sector 12, Greater Noida West - 201001, and

WHEREAS Hon'ble Uttar Pradesh Real Estate Regulatory Authority, Lucknow has directed the Promoter of the Project in its meeting via Video Conferencing on 09.08.2024 to submit an affidavit substantiating the sources of funds to finance project development.

I, Amit Jain, Designated Partner of M/s Aura Infrabiz LLP (Deponent) do hereby solemnly affirm and state as under :

1. That the receivables generated from the Sales of units are sufficient to finance the construction & development work of the project 'Mahagun My Laagoon Phase 1'. Financing Plan attached as **Annexure 1**.
2. That the Deponent will deposit any shortfall in the Rera Separate Account / Transaction Account as and when required to ensure the continuity of the development of the Project. The details of Promoter Contribution as well as Internal Sources of project's fund mobilisation is attached as **Annexure 1**.

For Aura Infrabiz LLP

Amit Jain
Designated Partner
DEPONENT

VERIFICATION

I, Amit Jain S/o Pawan Kumar Jain Aged about 50 Years do hereby verify the contents of the above affidavit to be true to the best of my knowledge, no part of it is false and nothing material has been concealed therefrom.

For Aura Infrabiz LLP

Verified at Noida on this 09th day of August 2024.

Amit Jain
Designated Partner

DEPONENT



ATTESTED

AWADESH KUMAR TIWARI
Notary Advocate
Regn. No. 3975
UTTAR PRADESH

9 AUG 2024

Financing Plan of 'Mahagun My Laagoon Phase 1' Project as on 09.08.2024		
Particulars	Description	Amount in Rs. Lakh
1. Outflow Budgeted	Project Cost	116000
2. Inflow Budgeted	Receivables from Projects	145000
	Promoters Contribution from demonetization of Assets	7500
Total		152500
3. Net Inflow/ (outflow)		36500

For Aura Infrabiz LLP


 Designated Partner


ATTESTED

 AWADESH KUMAR TIWARI
 Notary Advocate
 Regn. No. 3975
 UTTAR PRADESH

- 9 AUG 2024



सत्यमेव जयते

e-Stamp

Certificate No.	: IN-UP44574146762582W	₹50
Certificate Issued Date	: 07-May-2024 05:22 PM	₹50 ₹50 ₹50 ₹50 ₹50 ₹50 ₹50 ₹50 ₹50 ₹50
Account Reference	: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN	
Unique Doc. Reference	: SUBIN-UPUP1401380485361848887982W	
Purchased by	: AURA INFRABIZ LLP	
Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: AURA INFRABIZ LLP	
Second Party	: OTHERS	
Stamp Duty Paid By	: AURA INFRABIZ LLP	
Stamp Duty Amount(Rs.)	: 50 (Fifty only)	

सत्यमेव जयते

Signature

ACC Name - Kanika Aggarwal ACC Code - UP14013804

ACC Add - Noida - Mobile - 9650766878

License No - 180/2020 - Tahsil - District - G.B. Nagar



₹50



IN-UP44574146762582W

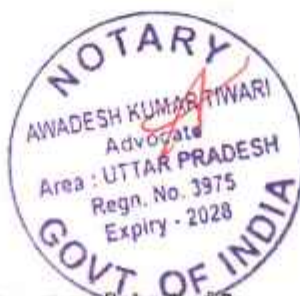
Please write or type below this line

Affidavit

THIS AFFIDAVIT is made at Noida, on 09th Day of August, 2024 by Mrs. Shruti Jain, Designated Partner of Aura Infrabiz LLP having its Registered Office at A-19, Sector 63, Noida-201301 (hereinafter referred to as "**Deponent**"), which expression shall unless repugnant to the context or meaning thereof include his / her heirs, successors, legal representatives and executors.

This Affidavit is executed in favour of M/s Uttar Pradesh Real Estate Regulatory Authority, constituted under the Real Estate (Regulation and Development) Act, 2016 and having its Office at Naveen Bhawan, Rajya Niyojan Sansthan, Kalakankar House, Old Hyderabad, Lucknow, Uttar Pradesh -226007 (hereinafter referred to as "RERA"), which expression shall unless repugnant to the context or meaning thereof include its successors and assigns.

For Aura Infrabiz LLP

Designated Partner
**Statutory Alert:**

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WHEREAS M/s Aura Infrabiz LLP has applied through UP-Rera Portal to Hon'ble Uttar Pradesh Real Estate Regulatory Authority, Lucknow for Registration of its Proposed Project 'Mahagun My Laagoon Phase 1' located at Plot No. GH-04A, Sector 12, Greater Noida West - 201001, and

WHEREAS Hon'ble Uttar Pradesh Real Estate Regulatory Authority, Lucknow has directed the Promoter of the Project in its meeting via Video Conferencing on 09.08.2024 to submit an affidavit substantiating the sources of funds to finance project development.

I, Shruti Jain, Designated Partner of M/s Aura Infrabiz LLP (Deponent) do hereby solemnly affirm and state as under :

1. That the receivables generated from the Sales of units are sufficient to finance the construction & development work of the project 'Mahagun My Laagoon Phase 1'. Financing Plan attached as **Annexure 1**.
2. That the Deponent will deposit any shortfall in the Rera Separate Account / Transaction Account as and when required to ensure the continuity of the development of the Project. The details of Promoter Contribution as well as Internal Sources of project's fund mobilisation is attached as **Annexure 1**.

For Aura Infrabiz LLP

Jain
Designated Partner
DEPONENT

VERIFICATION

I, Shruti Jain W/o Mr. Amit Jain Aged about 46 Years do hereby verify the contents of the above affidavit to be true to the best of my knowledge, no part of it is false and nothing material has been concealed therefrom.

For Aura Infrabiz LLP

Jain
Designated Partner

Verified at Noida on this 09th day of August 2024.

DEPONENT



ATTESTED

AWADESH KUMAR TIWARI
Notary Advocate
Regn. No. 3975
UTTAR PRADESH

9 AUG 2024

Financing Plan of 'Mahagun My Laagoon Phase 1' Project as on 09.08.2024		
Particulars	Description	Amount in Rs. Lakh
1. Outflow Budgeted	Project Cost	116000
2. Inflow Budgeted	Receivables from Projects	145000
	Promoters Contribution from demonetization of Assets	7500
Total		152500
3. Net Inflow/ (outflow)		36500

For Aura Infrabiz LLP



Designated Partner


ATTESTED

AWADESH KUMAR TIWARI
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9 AUG 2024



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Government of Uttar Pradesh

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Second Party	: OTHERS	
Stamp Duty Paid By	: AURA INFRABIZ LLP	
Stamp Duty Amount(Rs.)	: 50 (Fifty only)	



Signature: *Kanika Aggarwal*
 ACC Name - Kanika Aggarwal ACC Code - UP14013804
 ACC Add - Noida - Mobile - 985029878
 License No. - 180/2020, Teh



₹50

IN-UP44574815977877W

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For Aura Infrabiz LLP
Vidhi Jain
Designate Partner

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WHEREAS Hon'ble Uttar Pradesh Real Estate Regulatory Authority, Lucknow has directed the Promoter of the Project in its meeting via Video Conferencing on 09.08.2024 to submit an affidavit substantiating the sources of funds to finance project development.

I, Vidhi Jain, Designated Partner of M/s Aura Infrabiz LLP (Deponent) do hereby solemnly affirm and state as under :

1. That the receivables generated from the Sales of units are sufficient to finance the construction & development work of the project 'Mahagun My Laagoon Phase 1'. Financing Plan attached as **Annexure 1**.
2. That the Deponent will deposit any shortfall in the Rera Separate Account / Transaction Account as and when required to ensure the continuity of the development of the Project. The details of Promoter Contribution as well as Internal Sources of project's fund mobilisation is attached as **Annexure 1**.

For Aura Infrabiz LLP
Vidhi Jain
Designated Partner
DEPONENT

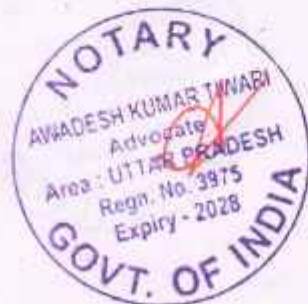
VERIFICATION

I, Vidhi Jain D/o Mr. Amit Jain Aged about 23 Years do hereby verify the contents of the above affidavit to be true to the best of my knowledge, no part of it is false and nothing material has been concealed therefrom.

Verified at Noida on this 09th day of August 2024.

For Aura Infrabiz LLP
Vidhi Jain
Designated Partner

DEPONENT



ATTESTED

AWADESH KUMAR TIWARI
Notary Advocate
Regn. No. 3975
UTTAR PRADESH

9 AUG 2024

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	Promoters Contribution from demonetization of Assets	7500
Total		152500
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For Aura Infrabiz LLP

 Designated Partner



ATTESTED

 AWADESH KUMAR TIWARI
 Notary Advocate
 Regn. No. 3975
 UTTAR PRADESH

9 AUG 2024