

I, **Rudra Khurana**, 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30/08/2025.
4. That seventy per cent of the amounts realized 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage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 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.
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 Act and the rules and regulations made thereunder.
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 the grounds of sex, cast, creed, religion etc.


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 RBA UPTOWN CITY, TARAORI SECTOR 1, KARNAL on this 20th day of January 2024.



ATTESTED
NOTARY PUBLIC
DELHI (INDIA)

20 JAN 2024

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RBA REALCON PRIVATE LIMITED

Office No.02, First Floor, Plot No.37B Block B Sector 132, Noida, Uttarpradesh- 201301
Cin No: U45201UP2014PTC064288


CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF RBA REALCON PRIVATE LIMITED HELD ON MONDAY, ELEVENTH DAY OF DECEMBER TWO THOUSAND TWENTY THREE AT ITS REGISTERED OFFICE SHOP NO.02, FIRST FLOOR, PLOT NO.37B BLOCK B SECTOR 132, NOIDA, UTTARPRADESH, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH, INDIA, 201301 AT 11.00 AM

The Chairman place the matter of authorization for Conveyance deed and Marketing of Project after few discussion board passed the following resolution unanimously:

RESOLVED THAT Mr. Rudra Khurana, S/o Mukesh Khurana R/o B-7/100 Ext, Safdarjung Enclave, Safdarjung Enclave, Vasant Vihar, south west Delhi 110029 Having Aadhar No 604626383270 Director of the company Be and hereby appointed as the authorized signatory for Conveyance Deed in the project name "RBA HOMETOWN" an Plotted Colony having licence No 67 of 2018 over area measuring 13.975 acres situated in the Revenue estate of village Dodwa in sector 1, Nilokheri Taraori, District Karnal

RESOLVED FURTHER THAT Mr. Mr. Rudra Khurana, S/o Mukesh Khurana R/o B-7/100 Ext, Safdarjung Enclave, Safdarjung Enclave, Vasant Vihar, south west Delhi 110029 Having Aadhar No 604626383270 Director of the company, Director of the company be and hereby authorized person to do marketing, sales, Advertisement and present the property to any prospective buyers.

Specimen Signatures of Authorised Signatory


(Rudra Khurana)

For RBA REALCON PRIVATE LIMITED

For RBA Realcon Private Limited


RUDRA KHURANA

(Director)

DIN No. 06890730

For RBA Realcon Private Limited


AISHWARYA KHURANA

(Director)

DIN No. 06372130

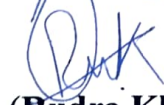
RBA REALCON PRIVATE LIMITED

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RESOLVED THAT Mr. Rudra Khurana, S/o Mukesh Khurana R/o B-7/100 Ext, Safdarjung Enclave, Safdarjung Enclave, Vasant Vihar, south west Delhi 110029 Having Aadhar No 604626383270 Director of the company Be and hereby appointed as the authorized signatory on behalf of **RBA REALCON PRIVATE LIMITED, to sign, execute, submit and to do any act deed or things as may be necessary to complete the registration process of Project name "**RBA HOMETOWN**" under HRERA Panchkula.**

Specimen Signatures of Authorised Signatory



(Rudra Khurana)

For **RBA REALCON PRIVATE LIMITED**

For RBA Realcon Private Limited

RUDRA KHURANA

(Director) Director

DIN No. 06890730

For RBA Realcon Private Limited



AISHWARYA KHURANA

(Director) Director

DIN No. 06372130