



INDIA NON JUDICIAL

Government of Uttar Pradesh

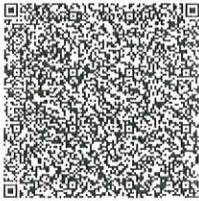


IN-UP31502923563553W

e-Stamp

Signature: 
ACC Name : CHANDRA PRakash
ACC Code: UP14018804
Add :- Sec-15, Gulmohar Complex, NOIDA
License No. 210/2022 & Distt. G.B. Nagar

Certificate No. : IN-UP31502923563553W
Certificate Issued Date : 31-Jul-2024 04:38 PM
Account Reference : NEWIMPACC (SV)/ up14018804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401880459622361984692W
Purchased by : STELLAR SPRING PROJECTS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : STELLAR SPRING PROJECTS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : STELLAR SPRING PROJECTS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

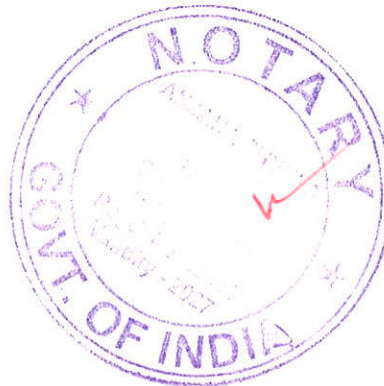
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Benny Kochukudiyil John S/o. Mr. K. J. John, Authorized Signatory of M/s. Stellar Spring Projects Pvt. Ltd. Promoter of the proposed project, "STELLAR ONE PHASE III" located at GH-09, Sector-1, Greater Noida west, U.P. vide their Board resolution dated 8th April 2024.

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

Stellar Spring Projects Pvt. Ltd.

Authorised Signatory



Statutory Alert:

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

1. That promoter has a legal title to the land on which the development of the proposed project is proposed

AND a legally valid authentication of title of such land is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is on or before 26/10/2028.

4. That seventy percent 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 in proportion to the percentage of completion of the project.

8. 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

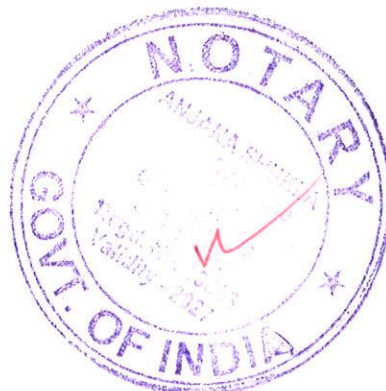
8. That promoter shall take all the pending approvals on time, from the competent authorities

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 of building, as the case may be, on any grounds.

Stellar Spring Projects Pvt. Ltd.


Authorised Signatory



I declare that the pan card, CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

Stellar Spring Projects Pvt. Ltd.

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 Noida, U.P. on 31st day of July, 2024.

Stellar Spring Projects Pvt. Ltd.

Authorised Signatory
Deponent



ATTESTED

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

31 JUL 2024

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF STELLAR SPRING PROJECTS PRIVATE LIMITED ("The Company") IN THEIR MEETING HELD ON MONDAY THE 08TH DAY OF APRIL, 2024 AT 01:00 P.M. AT THE CORPORATE OFFICE OF THE COMPANY AT C-56/9, SECTOR-62, NOIDA, UP - 201301.

AUTHORIZATION TO MR. BENNY K JOHN FOR TPT, PTM ETC.

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Benny Kochukudiyil John, Authorized Signatory of the Company to sign and execute application, deeds/agreements, Third Party Agreement (TPT), to issue Allotment Letter, Permission to Mortgage (PTM), submitting documents relating to RERA applying for Approved Project Financial (APF) to bank and any other documents relating to allotment of units in the project namely **"Stellar One Phase - III"** at Greater Noida (West)."

"RESOLVED FURTHER THAT Mr. Benny Kochukudiyil John, Authorized Signatory of the Company be and is hereby authorized to take further action in this regard and sign all the documents required for the said purpose."

RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as he is in the concerned to the Company.

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

FOR STELLAR SPRING PROJECTS PRIVATE LIMITED



**AKSHAY MOHAN SETHI
DIRECTOR
DIN 02347886
A-44, SECTOR-17,
NOIDA-201301**