



उत्तर प्रदेश UTTAR PRADESH

77AD 023569

FORM B

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

I, Mr. Praseon Chauhan, Director of HomeKraft Infra Private Limited ("Promoter") of the proposed Project "Pious Hideaways" do hereby solemnly declare, undertake and state as under:

1. Fest Homes Developers Private limited has a legal title to the land on which the development of the proposed project is to be carried out is enclosed herewith

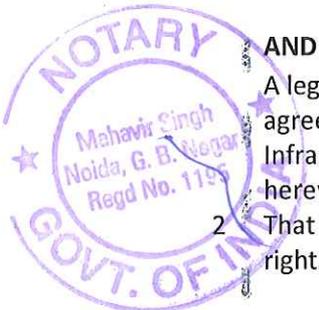
AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between Fest Homes Developers Private Limited ("Land Owner") and HomeKraft Infra Private Limited ("Promoter") for development of the real estate project is enclosed herewith.

2. That details of encumbrances as per attachment including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by the promoter is 84 months from the project start date.

For HOMEKRAFT INFRA PVT. LTD.

*Praseon Chauhan*  
Director



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19 DEC 2018

Homekraft Infra Pvt. Ltd.  
NOIDA

सं०.....स्वाम्य विवेका की तिथि.....

स्वाम्य वेला का नाम व पता.....

स्वाम्य काय करने का प्रयोजन..... 29

स्वाम्य की अवधि..... 10/

सुनील कुमार शर्मा स्वाम्य विवेका

सां० नं० 151/15-16 अर्बि 21/03/2019

विवरण सौम्य 10,000

ए०आर०डी०के० सहायक निदेशिका कार्यालय

सं०-32, नोएडा, पी० जूरा नगर

- 4 That seventy per cent of the amounts realised 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- 5 That the amounts from the separate account to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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 rules and regulations made under the Act.
- 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.

For HOMEKRAFT INFRA PVT. LTD.

*Ramesh Chaudhary*

Deponent

Director

**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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

For HOMEKRAFT INFRA PVT. LTD.

*Ramesh Chaudhary*

Deponent

Director



**ATTESTED**

*Mahavir Singh*  
**MAHAVIR SINGH**  
**NOTARY**  
**G.B. NAGAR**

**25 FEB 2019**

# HOMEKRAFT INFRA PRIVATE LIMITED

Regd. Off.: 711/92, Deepali, Nehru Place, New Delhi – 110 019  
CIN: U70200DL2017PTC314287; Ph.0120-7111500; Fax 0120-7111550  
Email: compliances@atsgreens.com; website: www.atsgreens.com

**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HOMEKRAFT INFRA PRIVATE LIMITED IN ITS MEETING HELD AT 02.00 P.M. ON WEDNESDAY JANUARY 30<sup>th</sup> 2019 AT ITS REGISTERED OFFICE 711/92, DEEPALI, NEHRU PLACE NEW DELHI 110019**

## AUTHORIZATION FOR THE REGISTRATION UNDER RERA AUTHORITIES

"RESOLVED THAT anyone of the Directors of the Company and Mr. Tika Singh Rawat (PAN-APAPR0617R) Authorized Signatory of the Company, acting severally, be and are hereby authorized to act as the authorized representative of the company ("Authorized Representative") for the purpose of filing or replies or responses to the relevant authorities under the Real Estate (Regulation and Development) Act, 2016 ("RERA"), as may be in the interest of the Company.

RESOLVED FURTHER THAT anyone of the Director of the Company and Mr. Tika Singh Rawat (PAN-APAPR0617R) Authorized Signatory of the Company, acting severally, while so acting in his capacity as the Authorized Representative of the company be and are hereby authorized in this respect to, file any application, declaration, undertaking, affidavits, statements, replies, counter replies, tender evidences both oral and documentary and further to appoint any advocate or advisors for the aforesaid purposes and in general to do all the acts and things as may be necessary or incidental thereto".

For Homekraft Infra Private Limited  
For HOMEKRAFT INFRA PVT. LTD.



PRASOON CHAUHAN Director  
Director  
DIN- 07847732  
Address: H.N.-41, WD-18, Pahari,  
Darwaja PS Dhampur, Bijnor 246761, UP



उत्तर प्रदेश UTTAR PRADESH

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FORM B

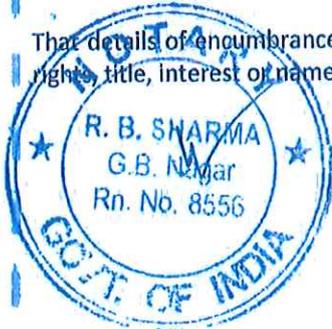
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Naveen, Authorized Signatory of M/s Fest Homes Developers Private Limited ("Promoter") being the lessee of the land admeasuring 72,000 sq. meters bearing number SC-02/J&K, Sector-150, Noida by way of sub lease deed dated 15<sup>th</sup> June 2016 on which the proposed project "Pious Hideaways" is being developed, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21.02.2019.

I, Mr. Naveen, Authorized Signatory of Fest Homes Developers Private Limited ("Promoter") 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 proposed project is to be carried out and an authenticated copy of the title of such land is enclosed herewith. The Promoter has entered into a Development Agreement with M/s Homekraft Infra Private Limited ("Developer") for the development of a project on the land. A copy of the agreement is enclosed herewith.
- 2 That details of encumbrances as per attachment including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.



For Fest Homes Developers Private Limited

*[Signature]*  
Director/Authorised Signatory

- 3 That the time period within which the project shall be completed by the Developer is 84 months from the project start date.
- 4 That seventy per cent of the amounts realised by the Developer 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 Developer shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8 That the Developer/ Promoter shall take all the pending approvals in the name of the Promoter 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 Act.
- 10 That Developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Fest Homes Developers Private Limited

Deponent

Verification Director/Authorised Signatory

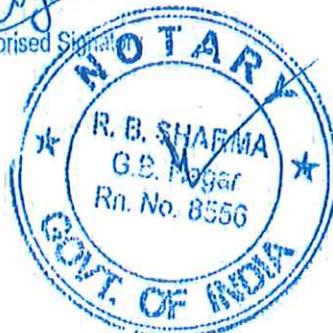
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Noida on this 21 day of February 2019.

For Fest Homes Developers Private Limited

Deponent

Director/Authorised Signatory



**ATTESTED**  
RAMESH SHARMA  
Advocate (Notary)  
Gautam Budh Nagar

21 FEB 2019,

# FEST HOMES DEVELOPERS PRIVATE LIMITED

CIN : U70109UP2016PTC082738

Regd. Office.: 7<sup>th</sup> Floor, Tower B, Plot No. 8, Sector 127, Noida – 201301

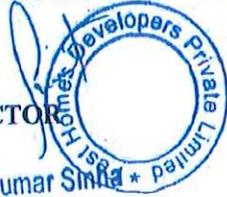
**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S FEST HOMES DEVELOPERS PRIVATE LIMITED IN ITS BOARD MEETING HELD ON 21<sup>st</sup> DAY OF FEBRUARY 2019 AT THE REGISTERED OFFICE OF THE COMPANY**

"RESOLVED THAT consent of the Board be and is hereby accorded to authorize Mr. Naveen, the Director of the Company for registration of the Company under The Real Estate (Regulation and Development) Act, 2016 and to file and submit necessary affidavit and other documents regarding the registration of the Project "Pious Hideaways" being developed on plot no. SC-02/J&K, Sector-150, Noida by M/s Homekraft Infra Private Limited under the Development Agreement dated 22.12.2018.

RESOLVED FURTHER THAT Mr. Naveen, Director of the Company be and is hereby authorized to do all such acts, deeds and things as may be deemed necessary and incidental to give effect to this resolution."

**CERTIFIED TRUE COPY  
FOR FEST HOMES DEVELOPERS PRIVATE LIMITED**

DIRECTOR



Punit Kumar Sharma  
Din : 06960542  
H.No. 19/3B, Chandan Vihar,  
Santol Road, Delhi-110034