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EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF PARTNERS OF THE LLP OF M/S R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP HELD ON TUESDAY, 04TH DAY OF JULY 2017, AT 3:00 P.M. AT REGISTERED OFFICE OF THE LLP AT CAPITAL MALL, 812, CP-4, RIICO, IND AREA, BHIWADI(ALWAR, RAJ-301019) .

“RESOLVED THAT the consent of partners is be and hereby accorded to authorize Mr. Kuldeep Panchl, s/o Shri. Satypal singh Panchal to sign affidavit cum declaration, **Form-A** or any other document as required for registration of Project “Capital Highstreet (Jaipur)” situated at C.P.1-231, RIICO, I/A, Apparel Park, Jaipur with **Rajasthan Real Estate Regulatory Authority** for registration under **The Real Estate (Regulation And Development) Act, 2017.**

RESOLVED FURTHER THAT Mr. Kuldeep Panchl-Manager-Billing and Estimation, S/o Shri. Satypal Singh Panchal to sign affidavit cum declaration, **FORM-A** or any other document as required for registration of Project and obtaining registration number “Capital Highstreet (Jaipur)” situated at C.P.1-231, RIICO, I/A, Apparel Park, Jaipur with **Rajasthan Real Estate Regulatory Authority** for registration under **The Real Estate (Regulation And Development) Act, 2017** and **Rajasthan Real Estate (Regulation and Development) Rules, 2017** and to do such other things, deeds and acts as he deem fit in connection therewith and incidental thereto in the best interest of the company.

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

Certified to be True Copy

For R-TECH CAPITAL HIGHSTREET (JAIPUR) LLP



DESIGNATED PARTNER

RAJESH KUMAR YADAV

DIN: 00937037

**B-284 A, BLOCK-B SUSHANT LOK-1,
CHAKKARPUR GURGAON 122002**

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 12/05/2017

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(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Rtech Housing Pvt Ltd

H.No/Floor : 80

Sector/Ward : 44

Landmark : Gurgaon

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone : 8826533990



Purpose : AGREEMENT to be submitted at Gurgaon

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of Mr. Kuldeep Panchl, S/o Shri. Satypal singh Panchal duly authorized by the promoter of the proposed project vide it's their authorization dated 4th July, 2017

I, Kuldeep Panchl Son of Shri. Satypal Singh Panchal aged 32 years, R/o House No-A44, Dharam Colony, Palam Vihar Extension, Gurgaon-122017, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That The promoter has obtained construction finance to the tune of Rs. 55 crore, out of which Rs. 42 crores has been availed from Bank of Baroda in terms of hypothecation agreement dated **29.09.2014** and created charge in favour of Bank of Baroda. Further there is an exclusive charge on all receivables arising out of or in connection with the said project.

R-Tech Housing Private Limited

Authorised Signatory

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is **22nd October, 2018**.
4. That seventy per cent of the amounts realised 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.
6. That the amounts from the separate account shall be withdrawn only 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 utilised 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 specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

R-Tech Housing Private Limited



Authorised Signatory

10. That promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

R-Tech Housing Private Limited



Authorised Signatory
Deponent

Verification

I Kuldeep Panchl Son of Shri. Satypal Singh Panchal aged 32 years, R/o House No-A44, Dharam Colony, Palam Vihar Extension, Gurgaon-122017 do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurgaon on this **24th** day of **July, 2017**.

R-Tech Housing Private Limited



Authorised Signatory
Deponent