

AUTHORISATION LETTER



The Laxmi Associates Partnership firm is developing a Plotted Development project namely Green Park situated at Khasra No. 112, Aminagar Sarai Road, Gurana, Baraut, District Baghpat, Uttar Pradesh, PIN - 250611 admeasuring 33,120 Sq. Mtrs.

The consent of all Partners of the firm Laxmi Associates be and is hereby accorded to file an application for registration of Green Park project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016.

For the development of the said project the Partnership firm Laxmi Associates has been Authorised Mr. Gulshan Kumar Partner of the firm and hereby authorized to apply, sign, submit, correct, amend, application, document, form, affidavit, agreement, undertaking, FORM -B (Affidavit cum Declaration) and all other requisite documents with respect to registration of above said project.

For Laxmi Associates

Specimen Signature of Shri Gulshan Kumar

(Shyam Sunder Chaudhary)
For LAXMI ASSOCIATES

Partner

(Amit Chaudhary)
For LAXMI ASSOCIATES

Partner

For LAXMI ASSOCIATES

Partner
(Girish Anand)
For LAXMI ASSOCIATES

Partner

Email id: laxmiassociates66@gmail.com

Mobile No.: 8882413929

Dated: 12.08.2021

Place: Delhi

-
- **Regd. Office & Corporate Office :** M-78, Laxmi Nagar, Delhi-110092
 - **Site Office :** Sarai Road, Opposite New Anaj Mandi, Baraut, Uttar Pradesh
 - **Email :** laxmiassociates66@gmail.com
 - **Website :** www.thegreenpark.in

Date: 20/09/2021

To,

LAXMI ASSOCIATES
M 78 JAGAT RAM PARK LAXMI NAGAR
NEAR PARK NEW DELHI, 110092.

Subject: Account Confirmation.

This has reference to your letter dated: 20/09/2021

This is to certify that LAXMI ASSOCIATES is maintaining below Accounts with us,

- 1) LAXMI ASSOCIATES SEPRATE BANK ACCOUNT FOR GREEN PARK
A/C No: 023672500000040.
- 2) LAXMI ASSOCIATES COLLECTION ACCOUNT FOR GREEN PARK
A/C No: 023672500000020.
- 3) LAXMI ASSOCIATES RERA TRANSACTION ACCOUNT FOR GREEN PARK
A/C No: 023663300003777.

With our YES BANK LTD BAGHPAT BRANCH,
IFSC: YESB0000108 OF All above account.

This certificate is issued at the specific request of the Customer Without any Risk or Responsibility on the part of the Bank or any of its officials.

FOR YES BANK LTD

Authorized Signatory



YES BANK LTD., Ground Floor, premises bearing no.116, Ward no. 16, Delhi Road, Baghpat, U.P. 250611.



SMS "Help" space <CUST ID>
to +91 92233 90909



YES TOUCH PhoneBanking Number:
1800 2000 (Toll Free for Mobile & Landlines in India) +91 22 30993600 (When calling from Outside India)
Toll Free number from USA / Canada: 1877 659 8044 UK: 808 178 5133 UAE: 8000 3570 3089



Email us at
yestouch@yesbank.in

CIN - L65190MH2003PLC143249



BHULEKH
Uttar Pradesh

खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : गुराना	परगना : (बडौत)	तहसील : बडौत	जमपद : बागपत	फसली वर्ष : 1423-1428	भाग : 1	खाता संख्या : 00225
खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	खसरा संख्या	क्षेत्रफल (हे.)	आदेश	टिप्पणी		
श्रेणी : 1-क / भूमि जो संक्रमणीय भूमिधारों के अधिकार में हो।						
लक्ष्मी एसोसियेट्स एम -78 / जगताराम पार्क लक्ष्मीनगर / दिल्ली -92 अमित चौधरी / नेन्द / नि0एम -78 लक्ष्मीनगर दिल्ली -92 श्यामसुन्दर / अतरसिंह / नि0क के -327 प्रीतबिहार दिल्ली -92 हरिश्च शर्मा / लालचन्द शर्मा / नि0 बी- 57 स्वास्थ्य बिहार दिल्ली -92 निरिशा अनन्द / टी0आर0आनन्द / नि0 जे0 के -131 जे0 एण्ड के ब्लाक कलक्ष्मीनगर दिल्ली -92 श्रीमती बीना अनन्द / टी0आर0आनन्द / नि0 जे0 के 131 जे0 एण्ड के ब्लाक लक्ष्मीनगर दिल्ली -92	112	3.3120	न्यायालय तहसीलदार बडौत वाद सं030 अ0धारा 143 ज0वि0अधि0 लक्ष्मी एसोसियेट्स आदि बनाम ग्राम सभा मोजा गुराना त0बडौत दिनांक 20.07.13 के द्वारा लक्ष्मी एसोसियेट्स एम-78 जगताराम पार्क लक्ष्मीनगर दिल्ली -92 द्वारा पार्टनर अमितचौधरी पुत्र नेन्दसिंह नि0एम-78लक्ष्मीनगर जगताराम पार्क दिल्ली-92 श्यामसुन्दर पुत्र अतरसिंह नि0 के -327 प्रीतबिहार दिल्ली-92 हरिश्चशर्मा पुत्र लालचन्द शर्मा नि0 बी0-57 स्वास्थ्यबिहार दिल्ली -92 निरिष आनन्द पुत्र टी0आर0आनन्द नि0जे0 के0 -131 जे0 एण्ड के ब्लाक कलक्ष्मीनगर दिल्ली-92 द्वारा मु0आम श्रीमती बीनाआनन्द पत्नी टी0आर0आनन्द नि0 जे0 के0 131 जे0एण्ड के0 ब्लाक लक्ष्मीनगर दिल्ली-92 के न ाम भूमि खतौनी फसली वर्ष 1417त01422 फ 0 के खाता सं0 270 के ख0न0 112 /3.3120 कल0 165.92 क ो अकृषिक घोषित करते हुए उक्त भूमि से लगान 195.92 समाप्त करने के आदेश पारित किये गये है ह030.07.13	कृष्णपाल ने सि.बैक बडौत से 215000/-लोन लिया। ह0र0का0 01.11.08		
योग	1	3.3120				

कृपया उक्त खसरे की प्रस्थिति (भूखंड (गाटा) के वाद गस्त /विक्रय /भू-नक्शा /नामांतरण वही) हेतु खसरा संख्या पर क्लिक करें

Disclaimer: उक्त ऑफ़ेड मात्र अवलोकनार्थ है, उक्त विवरण अद्यतन है, तहसील कमप्यूटर केन्द्र एम सी.एस.सी.लोकवाणी केन्द्र से उद्घरण की प्रमाणित प्रति प्राप्त की जा सकती है।
Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.



For FAXMI ASSOCIATES

Sushruti Smrity



From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 15.09.2021			
Certification work Assigned vide letter No.- NIL Dated -16.09.2021			
UDIN No. - 21409153AAAACJ3934			
Subject: Certificate of amount incurred on Green Park Project for Plotted Development situated at Khasra No. 112, Ami Nagar, Sarai Road, Gurana, District Bhagpat, Uttar Pradesh, Development Authority - Baghpat Baraut Khekra Development Authority (BBKDA), admeasuring 33,120 Sq. Mtrs. area, being developed by Laxmi Associates having UP RERA Registration No. - N.A. ,Separate Bank A/c No. 023672500000040, Laxmi Associates Separate Bank Account for Green Park , Yes Bank			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest , Penalties etc) paid to FI , Scheduled Banks , NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	181	181
	SUB TOTAL LAND COST (in Rs.)	181	181
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	250	218
	SUB TOTAL FEES PAID (in Rs.)	250	218
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	1,000	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	1,000	-
3B	Cost of construction incurred (As Certified by Project Engineer)	1,000	-
3C	Total Construction Cost (Lower of 3A and 3B.)	1,000	-
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	1,000	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	1,430	399

GAURAV
AGRAWAL

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GAURAV AGRAWAL
Date: 2021.09.21
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From - REG - 3			
Chartered Accountants Certificate			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 15.09.2021			
Certification work Assigned vide letter No.- NIL Dated -16.09.2021			
UDIN No. - 21409153AAAACJ3934			
Subject: Certificate of amount incurred on Green Park Project for Plotted Development situated at Khasra No. 112, Ami Nagar, Sarai Road, Gurana, District Bhagpat, Uttar Pradesh, Development Authority - Baghpat Baraut Khehra Development Authority (BBKDA), admeasuring 33,120 Sq. Mtrs. area, being developed by Laxmi Associates having UP RERA Registration No. - N.A. ,Separate Bank A/c No. 023672500000040, Laxmi Associates Separate Bank Account for Green Park , Yes Bank			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate)	0%	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	28%	
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		-
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)		399
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)		-
11	Balance available in Designated A/c as on 15.09.2021		-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		399
This certificate is being issued on specific request of M/s Laxmi Associates for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. - Kindly also refer Annexure - 1 for Notes to CA. Certificate			
For Gaurav Jai Agrawal & Associates Chartered Accountants Firm Regn. No. 024547C <div style="display: flex; align-items: center;"> <div style="margin-right: 5px;">GAURAV AGRAWAL</div> <div style="font-size: 0.8em;"> Digitally signed by GAURAV AGRAWAL Date: 2021.09.21 18:54:44 +05'30' </div> </div> CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 21.09.2021 Place: Greater Noida			



Notes to CA. Certificate (Green Park Project)

Annexure - 1

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Sale Deed dated 04.01.2012 of the Project Land Area admeasuring 33,120 Sq. Mtrs.
- (b) Total Estimated Construction and Development Cost for sum of Rs. 1,000 Lacs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (c) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter in its books of Accounts.
- (d) The amount of Trade Payables is Rs. NIL as per Books of Accounts and Management Representation Letter (MRL) Dated - 16.09.2021 provided by the Promoter Company.
- (e) The data for the period from 01.04.2020 to 15.09.2021 is unaudited further the same is based on as per the books of accounts maintained & produced before me by Laxmi Associates.

GAURAV
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FORM-Regn-01

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No...gp/001

Date: 25.08.2021

Subject: Certificate of Percentage of Completion of Plotted Development Work of Project for construction work of Plotted Development work of 136 no. of Plots of the of the Project Green Park[UPRERA Registration Number NA] Aminagar Saray Road at situated on the Khasra No.112 of village Gurana-Baraut,demarcated by boundries Latitude 29.08618,Longitude 77.28646 Longitude in Green Park project and Development authority -Baghpat-Baraut-Khekra Development Authority -Baghpat,admeasuring area of the plot 33120.0 sq.mts. area being developed by [Promotor's Name- M/S. Laxmi Associates)

I Vikas Kr. Goel Architect has taken job of Certification of Percentage of Completion of Plotted Development Work of Project for construction work of Plotted Development work of 136 no. of Plots of the of the Project Green Park[UPRERA Registration Number NA] Aminagar Saray Road at situated on the Khasra No.112 of village Gurana-Baraut,demarcated to the in 'Green Park' project and Development authority -Baghpat-Baraut-Khekra Development Authority -Baghpat,admeasuring area of the plot 33120.0 sq.mts. area being developed by [Promotor's Name- M/S. Laxmi Associates)

1. Following technical professionals are appointed by owner / Promotor :-

- | | |
|-------------------------------|--------------------------|
| (i) Mr.Jitender Sharma-Meerut | as L.S. / Architect ; |
| (ii) N A | as Structural Consultant |
| (iii) NA | as MEP Consultant |
| (iv)NA | as Site Supervisor |

Based on Site Inspection, with respect to Plotted Development work of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Plotted Development work/ Buildingsof the Real Estate Project as registered vide number NA under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

Table A

Sr. No.	Task/Activity	Percentage Work Done
1	Excavation	NA
2	Nil number of Basement(s) and Plinth	N A
3	Nil Podium proposed	N A
4	Stilt Floor not proposed	N A
5	Plotted development of 136 plots	yes
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	NA
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	NA
8	Staircases, Lift Wells(not proposed) and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	NA
9	The external plumbing and external plaster,Elevation, completion of terraces with waterproofing of the Building /Block/Tower	NA



10	Installation of lifts (not proposed), water pumps (not proposed), Fire Fighting Fittings and Equipments as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipments, Compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Block/Tower, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate	NA
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Table B

Internal & External Development Works in Respect of the Entire Registered Phase

S No	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Progress
1	Internal Roads	yes	Yet to start	0%
2	Water Supply	yes	Yet to start	0%
3	Sewarage (chamber, lines, Septic Tank, STP)	yes	Yet to start	0%
4	Storm Water Drains	yes	Yet to start	0%
5	Landscaping & Tree Planting	yes	Yet to start	0%
6	Street Lighting	yes	Yet to start	0%
7	Community Building	No	N A	N A
8	Treatment and disposal of sewage and sullage water	NA	NA	N A
9	Solid Waste management & Disposal	NA	NA	N A
10	Water conservation, Rain water harvesting	NA	NA	N A
11	Energy management	NA	NA	N A
12	Fire protection and fire safety requirements	No	N A	N A
13	Electrical meter room, sub-station, receiving station	NA	NA	N A

name of consultants has been provided by promoter.

Thanking you



VIKAS KUMAR GOEL (L.S./Architect)
(Council of Architecture CA/94/17889)

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech(Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Form-'II'

ENGINEERS CERTIFICATE

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-26/08/2021

Subject:-Certificate of Percentage of Completion of construction & development Work for 136 no. Plotted housing Project **"Green Park"** UPRERA Registration Number N.A. situated at Khasra No. 112, Ami Nagar Sarai, Gurana, Baraut, District Baghpat, Uttar Pradesh, Pin-250611 demarcated by its boundaries latitude and longitude of end points 29.08618 & 77.28646 District Baghpat, Competent/Development authority Baghpat Baraut Khekra Development Authority admeasuring 33,120 sqmt. net plot area being developed by Promoter "M/s. Laxmi Associates, M-78, Jagatram Park, Laxmi Nagar, Delhi-110092".

I Sunil Kumar Jain have undertaken assignment of certifying Percentage of Completion Work of the above Project being developed by Promoter's "Laxmi Associates."

- Following technical professionals are appointed by Owner/ Promoter:-
 - Mr. Jitendra Sharma, Shelter Architects & Engineers, Merrut-250001 as Architect;
 - Mr. Jitendra Sharma, Shelter Architects & Engineers, Merrut-250001 as Structural Consultant;
 - Mr. Jitendra Sharma, Shelter Architects & Engineers, Merrut-250001 as MEP Consultant;
 - Mr. N. A. as Site Supervisor.
- The project is still ongoing. We have estimated the cost for the construction & development of the Civil, MEP and allied works of the abovementioned project. Our estimated cost calculations are based on the drawings/ plans/ information made available to us for the project under reference by the Promoter, Developer and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
- We estimate the total construction/ development Cost for completion of the project under reference as Rs. 1,000/-lacs only including cost of development of common facilities. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
- The estimated actual cost incurred till 25/08/21 is calculated at Rs. Nil lacs. only [Total of S. No. 2 in Tables A and B]. The amount of Estimated Cost incurred is calculated based on amount of Total Estimated Cost.
- The Balance construction & development cost of Completion of the Civil, MEP and Allied works of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 1,000/- lacs only.
- I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

**SUNIL
KUMAR
JAIN**

Digitally signed by SUNIL KUMAR JAIN
DN: c=IN, o=Personal,
2.5.4.20=4e20cfdcb34a80080a841dc3bc51e
9942a5423a88b7613d9da9c0fe681f889,
postalCode=110092, st=DELHI,
serialNumber=5a49fbc4153d9c9cbf91ea2f95
3e38e9be6cb209ada1dc5fa447c3557feb888
4a, cn=SUNIL KUMAR JAIN, l=EAST DELHI,
pseudonym=16f50b47630e432790ec960f61
254a57
Date: 2021.08.27 11:34:17 +05'30'

Sunil Kumar Jain

Chartered Engineer,
MIE (M-1598001)
B. Tech(Civil) IIT Delhi
148, Rishabh Vihar,
Delhi-110092

Table "A"

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on total estimated cost)	N.A
2	Actual Cost incurred as on 25/08/21 (Based on the estimated cost)	N.A
3	Work done in percentage (As percentage of total estimated cost)	N.A.
4	Balance Cost to be Incurred (Based on the estimated cost)	N. A.
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	N.A
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	N.A

Table-"B"

Internal & External Development works & common amenities for entire project

S.No.	Particulars	Amount (In Lacs)
1	Total estimated cost of internal and external development works including common amenities and facilities (Based on total estimated cost)	Rs.1,000/-
2	Actual Cost incurred as on 25/08/21 (Based on the estimated cost)	Rs. 0/-
3	Work done in percentage (As percentage of total estimated cost)	0%
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs.1,000/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	NA
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0%

This certificate is issued on specific request of the Promoter M/s Laxmi Associates for UPRERA Compliance & based on information/ drawings made available to us.

**SUNIL
KUMAR
JAIN**

Digitally signed by SUNIL KUMAR JAIN
DN: cn=IN, o=Personal,
2.5.4.20=4e20cfdcb34a80080a841dc3bc51e
9942a5423a88b7d13d9da9c6ffe681f889,
postalCode=110092, st=DELHI,
serialNumber=5a49fbc4153d9c9bc91ea2f95
3e38e9be6cb209ada1dc5fa447c3557feb888
4a, cn=SUNIL KUMAR JAIN, l=EAST DELHI,
pseudonym=16f50b47630e432790ec960f61
254a57
Date: 2021.08.27 11:34:51 +05'30'

682/2021/02



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL26545358496732T
Certificate Issued Date	: 21-Sep-2021 01:17 PM
Account Reference	: IMPACC (IV)/ dl813703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL81370349132416106579T
Purchased by	: GULSHAN KUMAR
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: GULSHAN KUMAR
Second Party	: Not Applicable
Stamp Duty Paid By	: GULSHAN KUMAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Sahib Naim Anand



Statutory Alert:

1. The authenticity of this stamp certificate should be verified at www.shoestamp.com/ or using e-Stamp Mobile App of Block 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 this certificate.
3. In case of any discrepancy please inform the Competent Authority.

Form RA-1

Affidavit for Bank Accounts of Project(Notarized)

(For New Registration Only)

To,

Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, PIN - 226007

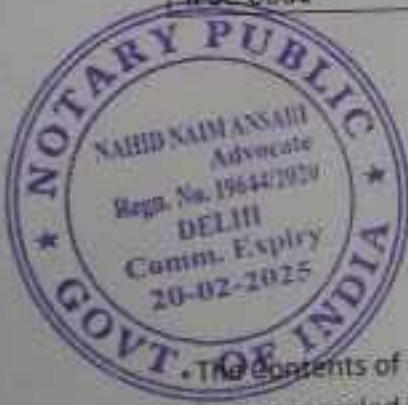


Sub: Affidavit/Declaration for Bank Accounts for the Project Green Park

I Gulshan Kumar, duly authorized by the Laxmi Associates Promoter of Proposed Project, do hereby solemnly declare, undertake, and state that the following bank accounts have been opened for the project Green Park

I also undertake that, any secured/ unsecured project finance availed for the project will be deposit in the Separate account only.

	Collection Account	Separate Account	Transaction Account
Name of Account	Laxmi Associates Collection Account for Green Park	Laxmi Associates Separate Bank Account for Green Park	Laxmi Associates Rera Transaction Account for Green Park
Account Number	023672500000020	023672500000040	023663300003777
Bank Name	Yes Bank Limited	Yes Bank Limited	Yes Bank Limited
Branch Name	Baghpat Branch	Baghpat Branch	Baghpat Branch
Branch Address	Ground Floor, Premises bearing no. 116, Ward No.16, Delhi Road, Baghpat, U.P.250611	Ground Floor, Premises bearing no. 116, Ward No.16, Delhi Road, Baghpat, U.P.250611	Ground Floor, Premises bearing no. 116, Ward No.16, Delhi Road, Baghpat, U.P.250611
IFSC Code	YESB0000108	YESB0000108	YESB0000108



Gulshan Kumar
Deponent

Verification

The contents of my above Affidavit cum Declaration are True and correct and nothing material has been concealed by me therefrom.

Verify by me at Delhi, on this 21st day of September 2021.

Entry No. 632/7/2021.....

Date..... 21 SEP 2021.....

Notary Signature.....

Gulshan Kumar
Deponent

ATTESTED

Naheed Sah
NOTARY PUBLIC DELHI
GOVT. OF INDIA
Regd No. 19644/2020

Date: 20/09/2021

To,

LAXMI ASSOCIATES
M 78 JAGAT RAM PARK LAXMI NAGAR
NEAR PARK NEW DELHI, 110092.

Subject: Account Confirmation.

This has reference to your letter dated: 20/09/2021

This is to certify that LAXMI ASSOCIATES is maintaining below Accounts with us,

- 1) LAXMI ASSOCIATES SEPRATE BANK ACCOUNT FOR GREEN PARK
A/C No: 023672500000040.
- 2) LAXMI ASSOCIATES COLLECTION ACCOUNT FOR GREEN PARK
A/C No: 023672500000020.
- 3) LAXMI ASSOCIATES RERA TRANSACTION ACCOUNT FOR GREEN PARK
A/C No: 023663300003777.

With our YES BANK LTD BAGHPAT BRANCH,
IFSC: YESB0000108 OF All above account.

This certificate is issued at the specific request of the Customer Without any Risk or Responsibility on the part of the Bank or any of its officials.

FOR YES BANK LTD

Authorized Signatory



YES BANK LTD., Ground Floor, premises bearing no.116, Ward no. 16, Delhi Road, Baghpat, U.P. 250611.



SMS "Help" space <CUST ID>
to +91 92233 90909



YES TOUCH PhoneBanking Number:
1800 2000 (Toll Free for Mobile & Landlines in India) +91 22 30993600 (When calling from Outside India)
Toll Free number from USA / Canada: 1877 659 8044 UK: 808 178 5133 UAE: 8000 3570 3089



Email us at
yestouch@yesbank.in

CIN - L65190MH2003PLC143249

Page No .: 1

M/S. LAXMI ASSOCIATES COLLECTION ACCOUNT FOR GREEN PARK
 LAXMI ASSOCIATES COLLECTION ACCOUNT
 M-78 JAGAT RAM PARK LAXMI NAGAR, NEAR PARK
 NEW DELHI 110092
 DELHI INDIA

JOINT HOLDERS :

Nomination : Not Registered

Statement From: 01/07/21

To: 20/09/21

Account Branch : BAGHPAT, UTTAR PRADESH
 Address : GROUND FLOOR, DEE TOWER,
 OPP. KHUSALI BAZAR,
 PO - BAGHPAT, DIST. - BAGHPAT
 City : BAGHPAT 250609
 State : UTTAR PRADESH
 Phone no. : 111-111
 RTGS/NEFT IFSC : YESB0000108 MICR: 250532302
 Email : shyam3817@gmail.com
 OD Limit : 0.00 Currency : INR
 Cust ID : 20754070 Pr.Code : 725 Br.Code : 108
 Account No : 023672500000020 OTHER
 A/C Open Date : 14/07/2021
 Account Status : Regular

02/07/21 BALANCE BROUGHT FORWARD

STATEMENT SUMMARY :-

Opening Balance	Debits	Credits	Closi
0.00	0.00	0.00	
	Dr Count	Cr Count	
	0	0	

YES BANK LIMITEDService Tax Registration No (PAN Based): AAACY2068D

Registered Office Address: YES BANK LIMITED, 9th FLOOR, NEHRU CENTRE,, DISCOVERY OF INDIA, DR

Page No .: 1

M/S. LAXMI ASSOCIATES SEPRATE BANK ACCOUNT FOR GREEN PARK
M 78 JAGAT RAM PARK LAXMI NAGAR
NEAR PARK, .
NEW DELHI 110092
DELHI INDIA

JOINT HOLDERS :

Nomination : Registered
Statement From: 01/07/21

To: 20/09/21

Account Branch : BAGHPAT, UTTAR PRADESH
Address : GROUND FLOOR, DEE TOWER,
OPP. KHUSALI BAZAR,
PO - BAGHPAT, DIST. - BAGHPAT
City : BAGHPAT 250609
State : UTTAR PRADESH
Phone no. : 111-111
RTGS/NEFT IFSC : YESB0000108 MICR: 250532302
Email : shyam3817@gmail.com
OD Limit : 0.00 Currency : INR
Cust ID : 20754072 Pr.Code : 725 Br.Code : 108
Account No : 023672500000040 OTHER
A/C Open Date : 15/07/2021
Account Status : DR Blocked

02/07/21 BALANCE BROUGHT FORWARD

STATEMENT SUMMARY :-

Opening Balance	Debits	Credits	Closi
0.00	0.00	0.00	
	Dr Count	Cr Count	
	0	0	

YES BANK LIMITEDService Tax Registration No (PAN Based): AAACY2068D
Registered Office Address: YES BANK LIMITED,9th FLOOR, NEHRU CENTRE,,DISCOVERY OF INDIA, DR

Page No .: 1

M/S. LAXMI ASSOCIATES RERA TRANSACTION ACCOUNT FOR GREEN PARK
 LAXMI ASSOCIATES RERA TRANSACTION A
 M-78 JAGAT RAM PARK LAXMI NAGAR, NEAR PARK
 NEW DELHI 110092
 DELHI INDIA

JOINT HOLDERS :

Nomination : Not Registered

Statement From: 01/08/21

To: 20/09/21

Account Branch : BAGHPAT, UTTAR PRADESH
 Address : GROUND FLOOR, DEE TOWER,
 OPP. KHUSALI BAZAR,
 PO - BAGHPAT, DIST. - BAGHPAT
 City : BAGHPAT 250609
 State : UTTAR PRADESH
 Phone no. : 111-111
 RTGS/NEFT IFSC : YESB0000108 MICR: 250532302
 Email : shyam3817@gmail.com
 OD Limit : 0.00 Currency : INR
 Cust ID : 20810691 Pr.Code : 633 Br.Code : 108
 Account No : 023663300003777 OTHER
 A/C Open Date : 01/09/2021
 Account Status : Regular

02/09/21 FUNDS TRF-PREET VIHAR-023663300002785 000000865913 02/09/21 25,000.00

STATEMENT SUMMARY :-

Opening Balance	Debits	Credits	Closi
0.00	0.00	25,000.00	
	Dr Count	Cr Count	
	0	1	

YES BANK LIMITEDService Tax Registration No (PAN Based): AAACY2068D

Registered Office Address: YES BANK LIMITED, 9th FLOOR, NEHRU CENTRE,, DISCOVERY OF INDIA, DR

SALE DEED

BRIEF PARTICULARS OF SALE DEED

1. Type of Land : Residential
2. Mohalla / Village : Gurana
3. Ward No./Pargana : Tehsil - Baraut District - Baghpat
4. Description of Property : _____,

Situated at project named as Green Park is being executed on Freehold Land situated at Khasra No. 112, Aminagar Sarai Road, Gurana, Baraut, District Baghpat, Uttar Pradesh, PIN - 250611

5. Total Area : _____ Sq. Mtrs.
6. Status of Road : _____
7. **Consideration** : **Rs. _____/-**
8. Govt. Circle Rate : Rs. _____/-per Sq. Mtrs.,
9. Value of the Property as per Circle Rate : Rs. _____/-

SALE DEED FOR Rs. _____/-

STAMP DUTY PAID Rs. _____/-

THIS **SALE DEED** is executed at _____ on this _____ **day of** _____,

BETWEEN

Laxmi Associates a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at M – 78, Jagatram Park, Laxmi Nagar, New Delhi, PIN - 110092 (PAN - AAFL2481N) acting through its authorized partner Mr. Gulshan Kumar (Aadhar No. 8969 – 6984 - 3425) duly authorized vide letter Dated _____ hereinafter referred to as Promoter which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include the assigns for the time being of the said Promoter and their successors and/or successors-in-office, of the partnership firm having UP RERA Registration No. _____ of the First Part.

AND

AND [If the Buyer is a Company]

_____, (CIN No. _____) a Company incorporated under the provisions of the companies Act, [1956 or 2013, as the case may be], having its registered office at _____, through its Authorised Signatory _____ (Aadhar No. _____) duly authorized vide board resolution dated _____, hereinafter Referred to as the **“Buyer”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Buyer is a Partnership Firm]

_____, a partnership firm registered under the Indian partnership Act, 1932, having its principal place of business at, _____, (PAN _____), represented by its authorized partner, _____, (Aadhar No. _____) authorized vide letter dated _____, hereinafter referred to as the **“Buyer”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).

[OR]

[If the Buyer is an Individual]

Mr. / Ms. _____, (Aadhar No. _____) son/daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the **“Buyer”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[If the Buyer is a Co – Buyer]

Mr. / Ms. _____, (Aadhar No. _____) son/daughter of _____, aged about _____, residing at _____, (PAN _____), hereinafter called the **“Buyer(s)”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

“In case of single Buyer be read as Buyer and in case of more than one Buyer be read as Buyer(s).

[OR]

[If the Buyer is a HUF]

Mr. _____, (Aadhar No. _____) son of _____ aged about _____ For self and as the karta of the Hindu Joint Mitakshara Family known as _____ HUF, having its place of business /residence at, (PAN), hereinafter referred to as the **“Buyer”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and the members or member for the time being of the said HUF, and their respective heirs, executors, administrators and permitted assigns).

[Please insert details of other Buyer(s), in case of more than one Buyer]

The Promoter and Buyer shall hereinafter collectively be referred to as the **“Parties”** and individually as a **“Party”**.

WHEREAS the project named as Green Park has been executed on Freehold Land situated at Khasra No. 112, Aminagar Sarai Road, Gurana, Baraut, District Baghpat, Uttar Pradesh, PIN – 250611 admeasuring 33,120 Sq. Mtrs.

WHEREAS Laxmi Associates has executed and entered into registered Sale Deed dated 04.01.2012 ("Sale Deed") with respect to the Said Land, duly registered in the office of Sub Registrar, Baraut, Baghpat, Uttar Pradesh as document No. 3323, Book No. 1, Volume No. 135, Page No. 323 to 514.

WHEREAS the Promoter is authorized to develop and market the said project.

and that the Promoter is fully Competent to enter into this Deed and all the legal formalities with respect to the right, title and interest of the Promoter regarding the said land on which project has been developed have been completed.

That the Baghpat Baraut Khekra Development Authority (BBKDA) has granted the permissions and approvals, more specifically the building plan dated 02.08.2021 vide letter no. 25/13/बा० ब० खे० वि० प्रा०/अधि०/अनु०/2021-22.

WHEREAS the Project comprises of Residential Plots of different sizes with various facilities.

The Promoter has thus obtained the layout plan, sanctioned plan, specifications, and all necessary approvals for the project and also for the Plots, from Baghpat Baraut Khekra Development Authority (BBKDA).

That the Promoter has registered the Project under the provisions of the Act with the Uttar Pradesh Real Estate Regulatory Authority at Lucknow under UP RERA registration No. _____;

The Buyer, having paid the total consideration to the Promoter, is entitled to get the sale deed executed and registered in his/her/their name(s), in respect of the Said Plot, and this Sale Deed is being executed and registered, as under:

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH, AS UNDER:

1. In consideration of a total sum of Rs. _____/- (**Rupees** _____ **Only**) which consideration has already been paid by the Buyer to the Promoter, the receipt whereof the Promoter hereby acknowledges and admits and in consideration of the undertaking of the Buyer to pay such further amount, as he/she/they may be at any time hereafter become liable to pay in terms of this Sale Deed, and as also subject to all those terms and conditions contained in the allotment, as referred hereinabove, which may or may have not been specifically incorporated herein, the Promoter doth hereby grant, convey, transfer, assure and assign unto the Buyer the Said Plot, as more fully described in Schedule "A" given hereunder, and for greater clarity delineated on the plan attached hereto together with the undivided proportionate share in the common areas of the Project along with all rights and easements of the said plot, to have and to hold the same unto and to the use of the Buyer and his/her/their successors-in-interest and assigns, heirs, executors, administrators, absolutely and forever subject to the exceptions, reservations, conditions stipulations and covenants hereinafter contained and each of them.

2. The Buyer shall not be entitled to sub-divide the said plot and to claim partition of his/her/their undivided share in the Project land, and the same shall always remain undivided and impartible and unidentified. Since the share/interest of Buyer in the Common Areas is undivided and cannot be divided or separated, the Buyer shall use the common areas along with other occupants, maintenance staff etc. without causing any inconvenience or hindrance to them. It is clarified that the Promoter shall hand over the Common Areas of the Project to Association of the Buyers.
3. That the Said Plot hereby sold, conveyed and assured under this Deed is free from all sorts of encumbrances or charges (except those created on request of the Buyer to obtain housing loan on the Said Plot) transfers, easements, liens, attachments of any nature whatsoever and the Promoter has unencumbered, good, subsisting and transferable rights in the same.
4. That the vacant and peaceful possession on as is where is basis of the Said Plot, hereby sold has been delivered by the Promoter to the Buyer and the Buyer has fully satisfied himself about the conditions, specifications at the time of taking its possession.
5. That after the said possession by the Buyer(s), He / She / They shall be solely responsible to maintain the possession of the said plot at his/her / their own cost and responsibility. The buyer shall also be responsible to maintain the Sewers, drains, pipes, and appurtenances thereto, in good and tenable condition and repair and maintain the same to keep them in a fit and proper condition.
6. That the Buyer shall be bound by all the by-laws laid down by any Authority including the Baghpat Baraut Khekra Development Authority (BBKDA) with respect to the said plot or the construction thereupon. The buyer shall construct the building on the said plot only after obtaining due sanction from BBKDA and on payment of prescribed charges, if any to the Competent Authority i.e., BBKDA.
7. That the Buyer shall apply and obtain the electrical load for his consumption from the Designated Authority in conformity with the electrical systems installed by him in the Building constructed on the said plot. The Buyer shall be responsible for any loss or damages arising out of breach of any of the aforesaid conditions.
8. The Buyer(s) shall not use or permit use of the said Plot for any purpose other than as stated herein above or otherwise for any illegal or unlawful purpose.
9. The Buyer hereby agrees and confirms to indemnify the Promoter against any penal action and liability, damage, loss, claim, demand etc. due to misuse of the said Plot or the Building there upon for which the Buyer of the Plot shall be solely liable and responsible, without any recourse to the Promoter.
10. That The Buyer(s) agree, if at any time under any law / order or if the Promoter / AOA may think necessary to insure the Land / Building / Plot / Project the charges towards the same shall be paid by the Buyer proportionately as may be demanded by the Promoter / AOA.

- 11.** That incase the Buyer has availed of a loan facility from his employer or financing bodies to facilitate the purchase of the Said Plot, then in that case (a) The terms of the financing agency shall exclusively be binding and applicable upon the Buyer only, (b) The Buyer shall alone be responsible for repayment of dues of the financial institution/agency along with interest / penalty accrued thereon or any default in re-payment thereof.
- 12.** That the Promoter doth hereby covenant with the Buyer that the interest, which the Promoter hereby profess to transfer is subsisting and the Promoter has good rightful power and authority to convey, grant, transfer, assign and assure the Said Plot unto the Buyer in the manner aforesaid free from all encumbrances. The Promoter hereby further covenants that in case at any time hereafter by reason of any act or default or omission or commission on the part of the Promoter, the Buyer suffers any loss and is deprived of whole or any portion of the Said Plot hereby conveyed to the Buyer on account of any defect in the title of the Promoter, the Promoter shall refund the sale consideration without any interest, to the extent of the rights affected in the Said Plot by the act of default, omission or commission of the Promoter and to make good the losses suffered by the Buyer thereby, and in such case, the Buyer shall have no right, title or interest or claim in any other property in the Complex.
- 13.** The Buyer shall be liable to pay House Tax, Property Tax or any other Tax, Cess as applicable under the law as and when levied by government, any local body or authority. If the Promoter / AOA have to pay the aforementioned amount on behalf of the Buyer(s), the Buyer shall be liable to reimburse the same to the Promoter / AOA within 30 days from the date of notice in this regard from Promoter / AOA. All taxes, charges, cesses levies etc. shall be payable by the Buyer even if such demand is raised by the Authority(ies) retrospectively after the possession and / or Conveyance of the said Plot and such demands shall be treated as unpaid consideration of the said Plot.
- 14.** That the Buyer has already paid the sale consideration, as stated hereinabove, and all other dues, which are payable from the date of application and/or, in terms of allotment, referred hereinabove and also has fully settled his / her / their account with the Promoter. No amount whatsoever under any head is payable by the Promoter to the Buyer. However, if any additional charges, levies, rates, taxes, demands etc. including GST, development charges for the provision of peripheral and / or external services or for any other reason attributable to the said Plot / Said Project are levied in future retrospectively or otherwise, then they shall be treated as unpaid consideration of Said Plot and be payable by the Buyer failing which the Promoter shall have first charge / lien on said Plot for recovery of the same.
- 15.** That The Buyer agrees and undertakes that he / she shall join Association of Buyers (AOA) as may be formed by the promoter on behalf of the Plot holders and to pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary for this purpose.

- 16.** That the Buyer shall abide by and observe all the conditions, terms and covenants of the deeds and approvals governing the Project, rules framed by the Promoter and / or the nominated maintenance agency (Facilities Management Agency / FM Agency) and all laws, bye-laws, rules and regulations stipulated by Baghpat Baraut Khekra Development Authority (BBKDA) and/or the Municipal, Local and other Government or Statutory bodies and shall be responsible for and shall keep the Promoter and owners/ occupiers of other Plots in the Building indemnified against all costs, consequences, damages & penalties arising out of any breach or non-compliance of any of them.
- 17.** That The Buyer, after taking possession, agrees to pay the maintenance charges as determined by the Promoter/its nominated Maintenance Agency / Association of Buyers, as the case may be.
- 18.** That services areas in the project are earmarked and services including but not limited to electric sub-station, transformer, DG set rooms, underground water tanks, pump rooms, maintenance and service rooms, firefighting pumps and equipment's etc. and other permitted uses as per sanctioned plans. The Buyer is not permitted to use the services areas in any manner whatsoever, other than those earmarked as parking spaces, and the same are reserved for use by the Association of Buyers formed by the Buyers for rendering services/maintenance.
- 19.** That the Promoter/maintenance agency /Association of Buyers have rights of unrestricted access of all Common Areas, parking spaces for providing necessary maintenance services.
- 20.** That the Buyer may transfer the said Plot or Building constructed thereupon as the case may be, after obtaining a NOC from the Promoter and / or from Maintenance Agency regarding the clearance / payment of outstanding Maintenance Charges and / or any other charges payable by the Buyer to the Promoter or the Maintenance Agency / AOA regarding the maintenance of Common Area facilities and services.
- 21.** That it is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising under this deed, in respect of the said Plot and the Project shall equally be applicable to and enforceable against and by any subsequent Buyers of the Plot or the Building constructed thereupon as the case may be, in case of a transfer, as the said obligations go along with the Plot and the property constructed thereupon.
- 22.** All costs and expenses incidental to the preparation, execution and registration of this Sale Deed including the payment of Stamp Duty and the Registration Fee has been borne by the Buyer.

SCHEDULE "A" REFERRED TO HEREIN ABOVE

SCHEDULE 'A'

(Plan of the Plot)

IN WITNESS WHEREOF, the Promoter and Buyer described hereinabove have signed sealed & executed at the place and on the date, month, and year, first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Laxmi Associates – Promoter

Signature (Authorized Signatory)

Photograph

Name

Buyer: (including Co - Buyer)

(1) Signature

(2) Name

Photograph

(1) Signature

(2) Name

Photograph

At _____ on _____ in the presence of:

WITNESSES:

(1) Signature

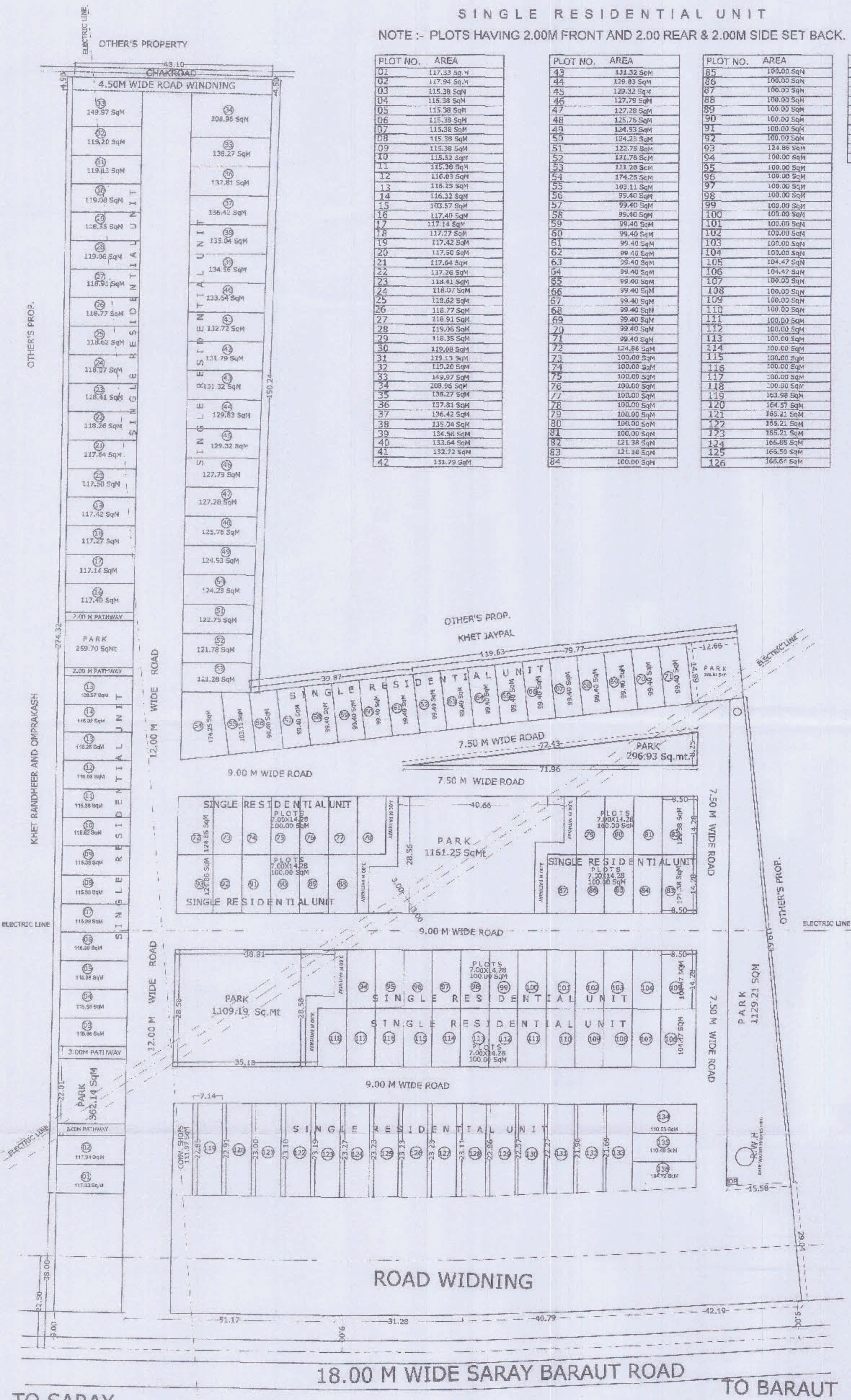
Name

Address

(2) Signature

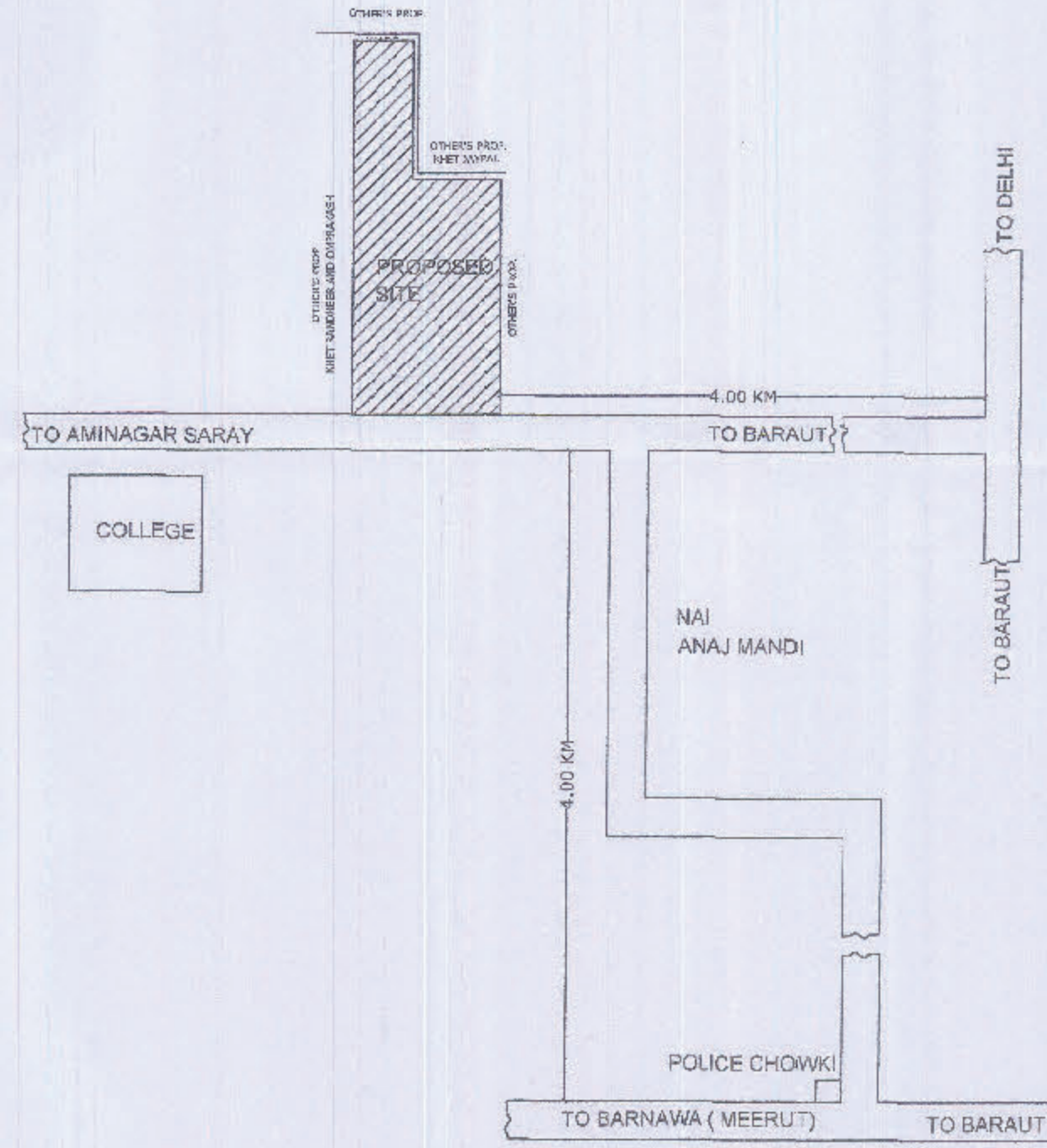
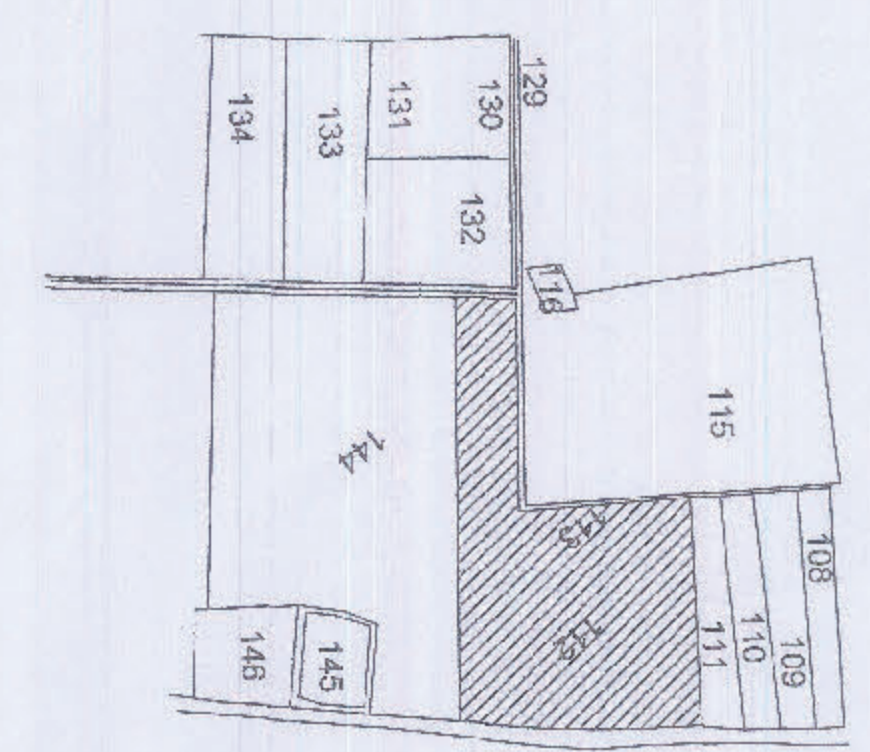
Name

Address

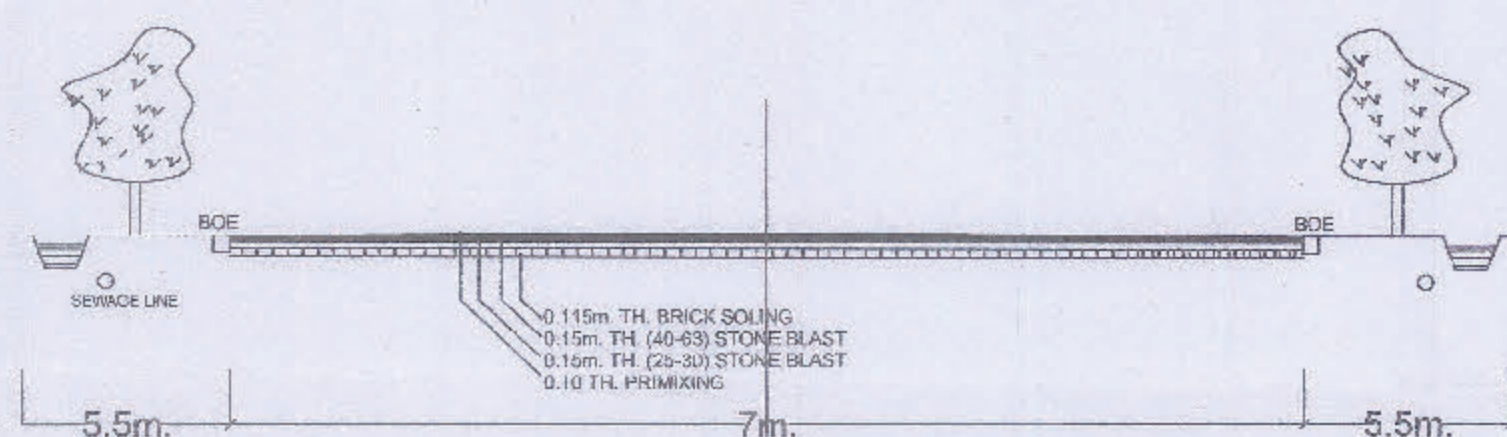
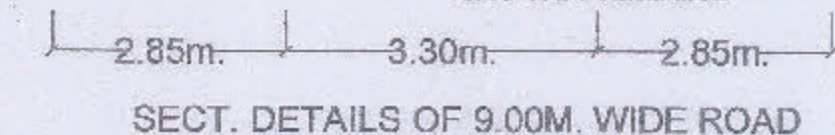
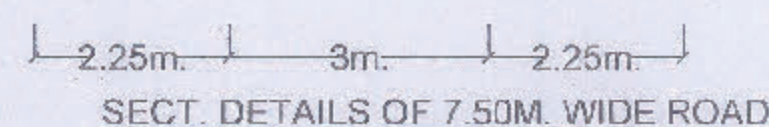


SINGLE RESIDENTIAL UNIT
NOTE :- PLOTS HAVING 2.00M FRONT AND 2.00 REAR & 2.00M SIDE SET BACK.

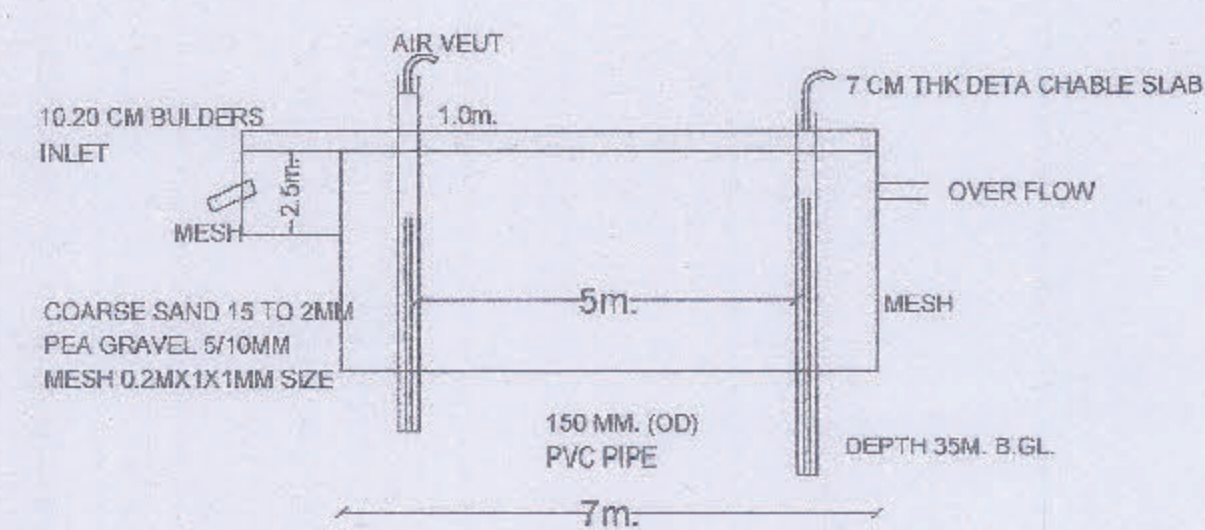
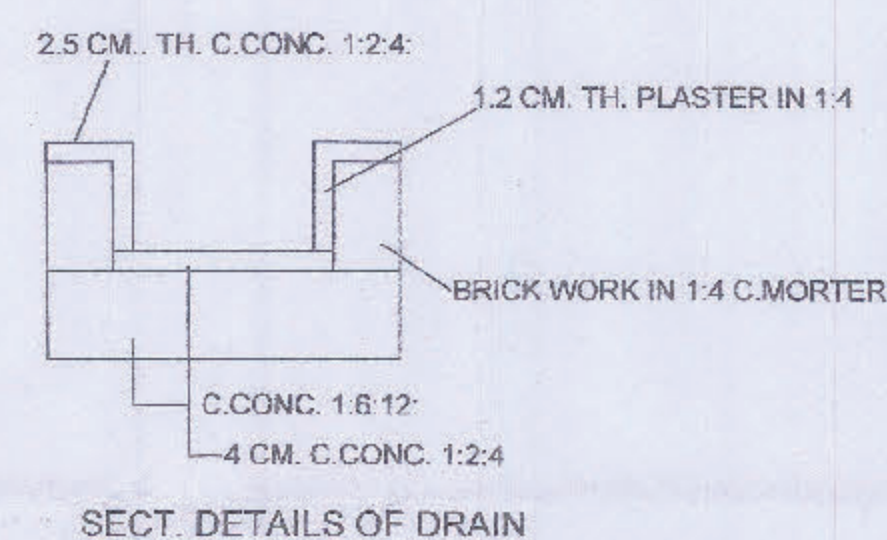
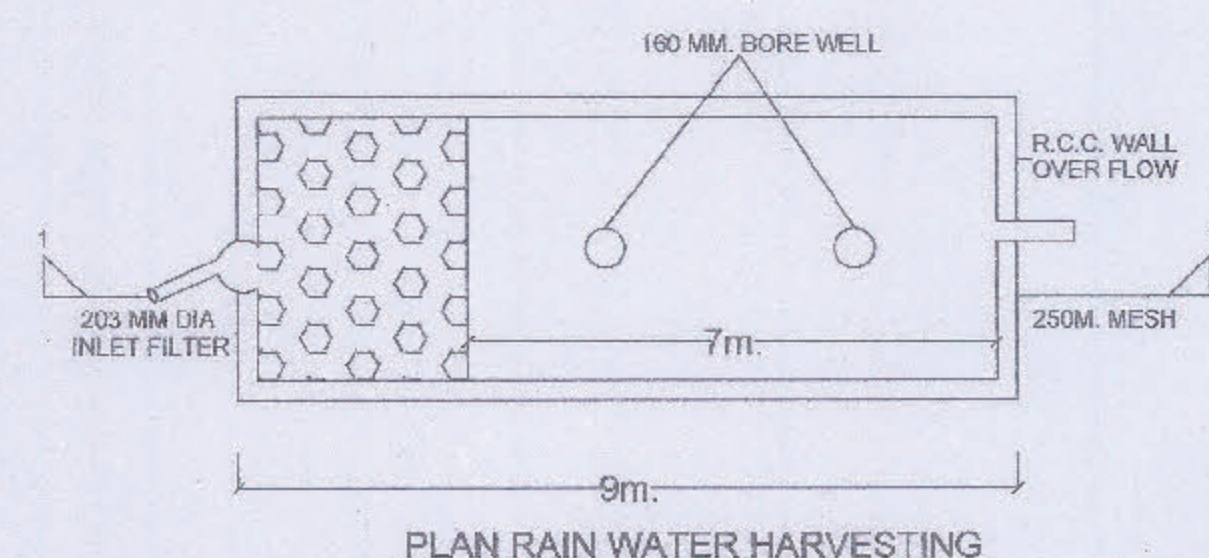
PLOT NO.	AREA	PLOT NO.	AREA	PLOT NO.	AREA	PLOT NO.	AREA
01	117.33 Sq.M	43	131.32 Sq.M	85	105.00 Sq.M	127	167.26 Sq.M
02	117.84 Sq.M	44	139.83 Sq.M	86	106.00 Sq.M	128	164.70 Sq.M
03	115.29 Sq.M	45	129.12 Sq.M	87	106.00 Sq.M	129	162.75 Sq.M
04	115.98 Sq.M	46	127.75 Sq.M	88	106.00 Sq.M	130	160.67 Sq.M
05	115.38 Sq.M	47	127.75 Sq.M	89	106.00 Sq.M	131	158.59 Sq.M
06	115.38 Sq.M	48	125.75 Sq.M	90	106.00 Sq.M	132	156.50 Sq.M
07	115.38 Sq.M	49	124.53 Sq.M	91	106.00 Sq.M	133	154.34 Sq.M
08	115.38 Sq.M	50	124.25 Sq.M	92	106.00 Sq.M	134	150.53 Sq.M
09	115.38 Sq.M	51	122.78 Sq.M	93	124.86 Sq.M	135	112.40 Sq.M
10	115.32 Sq.M	52	121.78 Sq.M	94	106.00 Sq.M	136	104.12 Sq.M
11	115.38 Sq.M	53	121.28 Sq.M	95	106.00 Sq.M		
12	116.61 Sq.M	54	174.25 Sq.M	96	106.00 Sq.M		
13	116.25 Sq.M	55	102.11 Sq.M	97	106.00 Sq.M		
14	116.12 Sq.M	56	99.40 Sq.M	98	106.00 Sq.M		
15	103.87 Sq.M	57	99.40 Sq.M	99	106.00 Sq.M		
16	117.40 Sq.M	58	99.40 Sq.M	100	106.00 Sq.M		
17	117.14 Sq.M	59	99.40 Sq.M	101	106.00 Sq.M		
18	117.27 Sq.M	60	99.40 Sq.M	102	106.00 Sq.M		
19	117.42 Sq.M	61	99.40 Sq.M	103	106.00 Sq.M		
20	117.66 Sq.M	62	99.40 Sq.M	104	106.00 Sq.M		
21	117.64 Sq.M	63	99.40 Sq.M	105	104.47 Sq.M		
22	117.26 Sq.M	64	99.40 Sq.M	106	104.47 Sq.M		
23	118.41 Sq.M	65	99.40 Sq.M	107	106.00 Sq.M		
24	118.01 Sq.M	66	99.40 Sq.M	108	106.00 Sq.M		
25	118.62 Sq.M	67	99.40 Sq.M	109	106.00 Sq.M		
26	118.77 Sq.M	68	99.40 Sq.M	110	106.00 Sq.M		
27	118.91 Sq.M	69	99.40 Sq.M	111	106.00 Sq.M		
28	119.06 Sq.M	70	99.40 Sq.M	112	106.00 Sq.M		
29	119.35 Sq.M	71	99.40 Sq.M	113	106.00 Sq.M		
30	119.08 Sq.M	72	124.86 Sq.M	114	106.00 Sq.M		
31	119.13 Sq.M	73	106.00 Sq.M	115	106.00 Sq.M		
32	119.26 Sq.M	74	106.00 Sq.M	116	106.00 Sq.M		
33	149.97 Sq.M	75	106.00 Sq.M	117	106.00 Sq.M		
34	208.56 Sq.M	76	106.00 Sq.M	118	106.00 Sq.M		
35	138.27 Sq.M	77	106.00 Sq.M	119	163.98 Sq.M		
36	107.81 Sq.M	78	106.00 Sq.M	120	164.57 Sq.M		
37	106.43 Sq.M	79	106.00 Sq.M	121	165.21 Sq.M		
38	135.24 Sq.M	80	106.00 Sq.M	122	155.21 Sq.M		
39	134.56 Sq.M	81	106.00 Sq.M	123	165.21 Sq.M		
40	133.64 Sq.M	82	121.38 Sq.M	124	165.08 Sq.M		
41	132.73 Sq.M	83	131.38 Sq.M	125	165.08 Sq.M		
42	131.79 Sq.M	84	106.00 Sq.M	126	165.87 Sq.M		



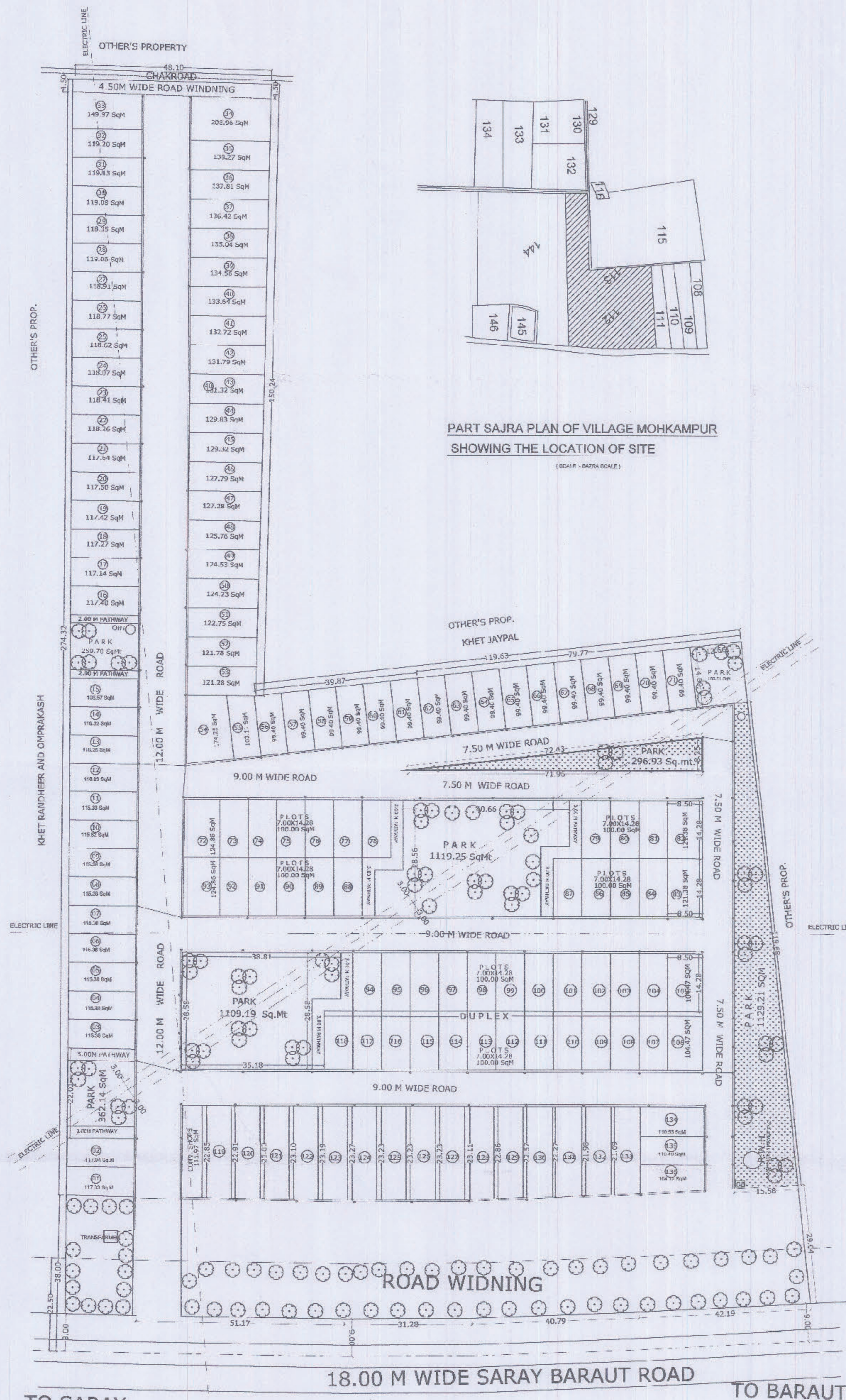
- 1-स्वामिल सम्बन्धी विवाद होने पर मानविय स्वतः निस्त माना जायेगा।
- 2-सारास



SECT. DETAILS OF 18.00M. WIDE ROAD



SECT. DETAIL AT 1-1



ELECTRIC PLAN

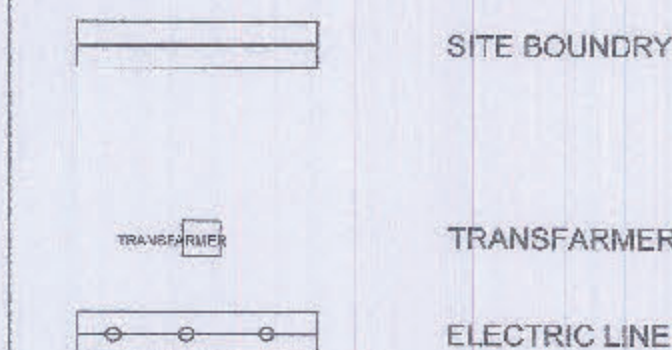
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- अवधि दिनांक ०१/०२/२०२१ से ०१/०२/२०२१

जयपुर अधिवक्ता
विकास प्राधिकरण
बासपुर

PROPOSED RESIDENTIAL LAY-OUT
PLAN OF GREEN PARK (SINGLE-
RESIDENTIAL) AT
AMINAGAR SARAY ROAD, BARAUT.
OF VILL. GURANA, BARAUT

LEGEND :-



OWNER:

AMIT CHAUDHARY S/O SH. NAGENDRA SINGH
SHYAM SUNDAR S/O SH. ATAR SINGH
HARISH SHARMA S/O LATE SH. LALCHAND SHARMA
P.O.H- GULSHAN KUMAR
GIRISH ANAND S/O SH. T.R. ANAND
PARTNAR LAKSHMI ASSOCIATES M-78 JACATRAM PARI
LAKSHMINAGAR DELHI-92

APPLICANT

Unit
Commit
Chandra
Sug
(Sug

Guldberg (Am)
 (Guldberg Am)

PARTNAR LAKSHMI ASSOCIATES M-78 JAGATRAM PAR
LAKSHMINAGAR DELHI-92

ARCHITECT / PLANNER SEAL:

JITENDRA SHARMA
3 ARCHT
REG No. CA. 96/2010
SHELTER
ARCHITECTS AND ENGINEERS
Off. : 103 1st Floor, Angerwal Market,
Delhi Road, Meerut (U.P.)

ARCHITECT / PLANNER
AR. JITENDRA SHARMA

SHELTER

103, FIRST FLOOR, AGARWAL MARKET
DELHI ROAD, MEERUT-250001
CELL-0-9319409806
mail- jitendra_shelter@rediffmail.com

SCALE = 1:500

DATE :- JUNE 13

606/2021/02



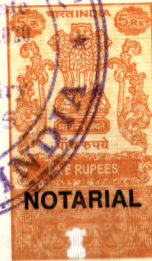
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL25187970169834T
Certificate Issued Date : 18-Sep-2021 10:38 AM
Account Reference : IMPACC (IV)/ dl813703/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL81370346471078777407T
Purchased by : GULSHAN KUMAR
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : GULSHAN KUMAR
Second Party : Not Applicable
Stamp Duty Paid By : GULSHAN KUMAR
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

For LAXMI ASSOCIATES

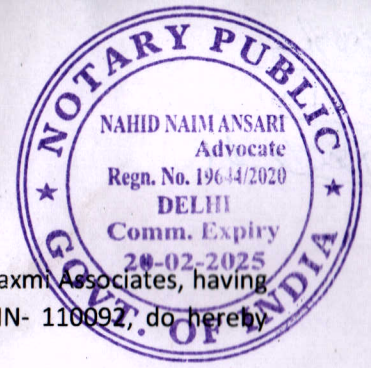
[Signature]

Partner



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. 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.



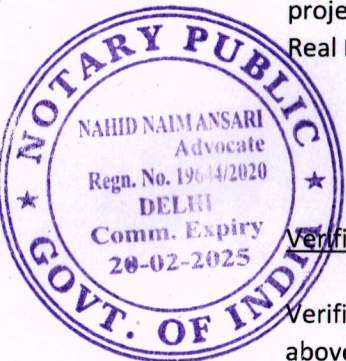
Affidavit

I, Guishan Kumar S/o Late Sh. Narsingh Dass aged about 53 Years, Partner, Laxmi Associates, having its registered office at M-78, Jagat Ram Park, Laxmi Nagar, New Delhi, PIN- 110092, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am a Partner in the firm, Laxmi Associates, having its registered office at M-78, Jagat Ram Park, Laxmi Nagar, New Delhi, PIN- 110092.
3. That the said firm is developing a Project, Green Park situated at Khasra no.- 112, Village- Gurana, Aminagar Sarai Road, Baurat, District- Bagpat, Uttar Pradesh.
4. That the firm above has already applied for the registration of the said Project under the Real Estate (Regulation and Development) Act, 2016 with Uttar Pradesh Real Estate Regulatory Authority.
5. That no sale has been made in the above said project, neither any amount has been received against the allotment of any Plot(s) in the said Project.
6. That the firm hereby declare that it shall allot the property and received the payments from the Applicants/ Allottee(s) of the project only after the grant of registration of the said project under the Real Estate (Regulation and Development) Act, 2016.
7. That no other project has been sanctioned on Khasra No.-112, Village- Gurana, Aminagar Sarai Road, Baurat, District- Bagpat, Uttar Pradesh, for which the application for registration of the project has been submitted to the Uttar Pradesh Real Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016.

For LAXMI ASSOCIATES

Suresh Kumar
Deponent Partner



Verification-

Verified at on this _____ day of _____ 2021. That the contents of this affidavit at S.No. 1 to 7 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

So, help me God.

Entry No. 606/II/2021

Date... 18 SEP 2021

Notary Signature... *[Signature]*

For LAXMI ASSOCIATES

Suresh Kumar
Deponent Partner

ATTESTED

[Signature]

NOTARY PUBLIC DELHI
GOVT. OF INDIA
Regd No. 19644/2020

18 SEP 2021

Page 1 of 1