



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP64406083219135U
Certificate Issued Date	: 30-Nov-2022 10:59 AM
Account Reference	: NEWIMPACC (SV)/ up14400704/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1440070421934995361691U
Purchased by	: ANS DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 10 (Ten only)
First Party	: ANS DEVELOPERS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: ANS DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

Affidavit cum Undertaking

(For Registration of Project under RERA)

I, Sheo Janam Chaudhari, S/o Late Shri C.D. Chaudhari, aged 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow, Authorized Signatory of **M/s. ANS Developers Private Limited** a private limited company having its Regd. Office situated at 11th floor, Shalimar Titanium

Sunil Kumar Srivastava

Adv. & NOTARY
Lucknow 11/30/11/2022

Identify the person
who has signed before me

Statutory Alert

1. The authenticity of the Stamp certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App of Block Printing.
2. Any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
3. The issue of blanking the stamping is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

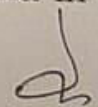
Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, promoter of the project **"Valencia County East GH-18"** do hereby solemnly declare, undertake and state as under:

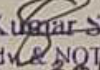
1. That the promoter has applied for registration of the project **"Valencia County East GH-18"** admeasuring area 44812 sq. mtr. situated in the One World Integrated Township, Baghamau, Lucknow, before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA) via application id ID499343 on 28.10.2022.
2. That the Lucknow Development Authority by way of Lease Deed has leased the Gram Samaj land in favour of M/s ANS Developers Pvt. Ltd. and as per the provision in para 7 of the lease deed the lease period shall be for a period of 30 years and it shall be renewed after 30 years and thereafter for another 30 years, thus the total lease period shall be of 90 years. M/s ANS Developers Pvt. Ltd shall and undertakes to renew the period of the lease after every 30 years period as per the provision laid down in para No.7 of the lease deed dated 24.06.2015
3. That out of total land on which the proposed project is situated, Khasra no. 143Kha belongs to Gram Samaj Land admeasuring area 1700 sq. mtr., falls within the above project but it is left as open area in the project **"Valencia County East GH-18"**, which promoter acquired through lease deed no. 9652 dated 24.06.2015.
4. That the Promoter will disclose the entire details of Gram Samaj Land measuring 1700 sq.mtrs coming in the project **"Valencia County East"** to all its customers/allottees in all the documents such as agreement to sell and conveyance deeds, brochures, advertisement, application form and allotment letters in all its future projects.
5. That no villa/unit is proposed on any part of khasra no 143Kha in the project **"Valencia County East GH-18"**.

Lucknow

Dated:30.11.2022

Sworn & Verified
before me


Deponent


Sunil Kumar Srivastava
Adv. & NOTARY
Lucknow, U.P. INDIA 2022

Identify the deponents
who has signed before me

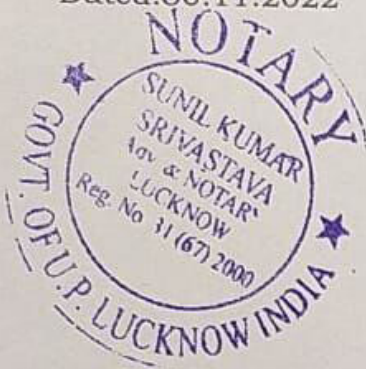
Verification

I, Sheo Janam Chaudhari, S/o Late Shri C.D. Chaudhari, aged 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow, Authorized Signatory of **M/s. ANS Developers Private Limited**, a private limited company having its Regd. Office situated at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, do hereby declare that the contents in para No.1 to 5 of my above Affidavit are true and correct.

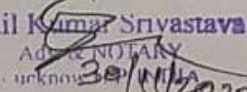
Lucknow

Dated: 30.11.2022


Deponent



Sworn & Verified
before me


Sunil Kumar Srivastava
Notary Public
Lucknow
30/11/2022

Identify the deponent
who has signed before me

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाउस, ओल्ड हैदराबाद, लखनऊ-226007

संख्या: 342/यू0पी-रेरा/पंरि.पंजी./2022-23

दिनांक 29/11/2022

सेवा में,

M/s ANS Developers Private Limited
11th floor, Shalimar Titanium Vibhuti Khand
Gomti Nagar Lucknow-226010 UP India
Email- navdeep@shalimar.org

विषय: परियोजना Valencia County East GH-18 (ID499343) के पंजीयन के संबंध में।

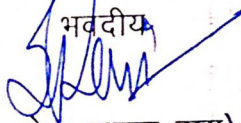
महोदय,

कृपया परियोजना Valencia County East GH-18 के पंजीयन हेतु प्रस्तुत ऑनलाइन आवेदन (ID499343) दिनांक 28.10.2022 का सन्दर्भ ग्रहण करने का कष्ट करें।

उपरोक्त के संबंध में प्रमोटर द्वारा नोटराइज्ड शपथ पत्र कार्यालय को उपलब्ध कराया जायेगा जोकि निम्नवत् हैं:-

“परियोजना के विज्ञापन, आवंटन हेतु आवेदन पत्र के प्रारूप, आवंटन पत्र, एग्रीमेंट फॉर सेल तथा प्रोफार्मा कन्वेएन्स डीड में यह स्पष्ट रूप से लिखा जाएगा कि इस परियोजना के अन्तर्गत 1700 वर्ग मीटर (खसरा संख्या-143ख) राज्य सरकार (लखनऊ विकास प्राधिकरण के माध्यम से) द्वारा दिनांक 24.06.2015 को 30 वर्ष के लिए पट्टे पर आवंटित क्षेत्रफल सम्मिलित है जिसको 30-30 वर्ष के लिए 02 बार नवीनीकृत किया जा सकता है। इस प्रकार पट्टे की कुल अवधि 90 वर्ष है। परियोजना में किसी भी विला का निर्माण पट्टे की भूमि पर नहीं किया जा रहा है। पट्टे की भूमि ओपेन एरिया के अन्तर्गत है। प्रमोटर मेसर्स ए.एन.एस. डेवलपर्स प्रा0लि0 द्वारा पट्टे की अवधि पूर्ण होने पर नियत तिथि से पूर्व पट्टे का नवीनीकरण कराया जाना सुनिश्चित किया जाएगा।”

उपरोक्त के संबंध में नोटराइज्ड शपथ पत्र को इस पत्र की दिनांक से उ.प्र. रera कार्यालय में अग्रिम 03 दिन के अन्दर उपलब्ध कराना सुनिश्चित करें जिससे पंजीयन आवेदन पर अग्रेतर कार्यवाही की जा सके।

भवदीय

(सुबोध कुमार राय)
तकनीकी सलाहकार