



उत्तर प्रदेश UTTAR PRADESH

FW 694955



**Affidavit cum Undertaking**

**(For Registration of Project under RERA)**

I, Sandeep Chandak S/o Mr. Kamal Chandak aged 38 years R/o 56 - P Cantt, Kanpur - 208004 Director in M/s **Chandak Builders and Developers Private Limited**, having its Regd. Office situated at 603, City Centre 63/2 The Mall, Kanpur, Uttar Pradesh-208001, promoter of the proposed project "**Aradhana Enclave**" do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of the project "**Aradhana Enclave**" portion of Premises No. RP/125, situate at Ram Puram, forming part of portion of arazi No.870 Mi situated at Mauza Daheli Sujampur, Kanpur Nagar Now known as Ram Puram, Kanpur Nagar, admeasuring 2451.96 Sq. mtr. before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA) vide application Id ID500625 dated 13.07.2022.
2. That the project maps was approved by the name of Darshan Lal Kohli, Jogendra Kumar, Jagjeet Kumar, and Jagmohan Lal, on 29.12.2021 by Kanpur Development Authority (KDA).

Chandak Builders and Developers (P) Ltd.

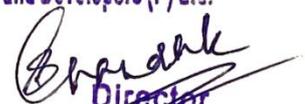
*Sandeep Chandak*  
Director

3. That the project land admeasuring 2451.96 sq. mtr. belonged to land owners Darshan Lal Kohli, Jogendra Kumar, Jagjeet Kumar, and Jagmohan Lal.
4. That through registered conveyance deed dated 23.11.2021, the promoter purchased the entire project land and paid the consideration amount in full settlement to the aforesaid landowners, and became the absolute owner of the said land.
5. That because the application for sanctioning the maps of the proposed project was already submitted with the competent authority i.e. KDA, prior to acquiring the project land by the promoter, as such, the maps got sanctioned in the name of the original landowners, as stated in Point 2



- addve.
6. That the promoter has entered into a MoU with the original landowners Darshan Lal Kohli, Jogendra Kumar, Jagjeet Kumar, and Jagmohan Lal through themselves and via registered POA on 01.09.2022 to deal in project land in the manner decided by the promoter and that they will not interfere at any point of time, in the operations w.r.t. development and marketing the project and project land.
  7. That the proposed project is 100% complete, and that the promoter shall apply for completion certificate on or before Oct. 2022 and submit the completion certificate of the project by end of Dec. 2022.
  8. That promoter will submit the completion certificate in the combined name of original landowner and itself.
  9. That the promoter shall comply with all the necessary compliances under the Real Estate (Regulation and Development) Act, 2016 and Rules made there under.

Chandak Builders and Developers (P) Ltd.

  
Director

10. That this undertaking furnished by me/us in favour of the Promoter will be irrevocable and I/We will not be entitled to revoke it at any stage under any circumstances.

For: - **M/s Chandak Builders and Developers Private Limited**

Chandak Builders and Developers (P) Ltd.



Director

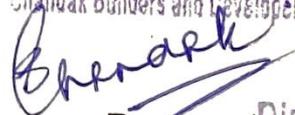
Deponent

**VERIFICATION**

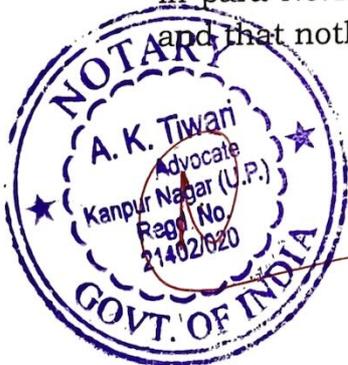
I, Sandeep Chandak S/o Mr. Kamal Chandak aged 38 years R/o 56-P Cantt, Kanpur - 208004, partner of M/s. **Chandak Builders and Developers Private Limited**, having its Regd. Office situated at 603, City Centre 63/2 The Mall, Kanpur, Uttar Pradesh-208004, do hereby verify that the contents mentioned in para No.1 to 10 of the above Affidavit are true to my knowledge and belief and that nothing material has been concealed.

For: - **M/s Chandak Builders and Developers Private Limited**

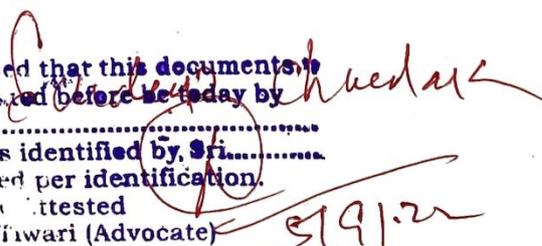
Chandak Builders and Developers (P) Ltd.



Deponent Director



Certified that this documents  
presented before me today by  
Sri.....  
who is identified by Sri.....  
verified per identification.  
Hence attested  
A. K. Tiwari (Advocate)  
Govt. of India, Kanpur (U.P.)



5/9/20