

**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

(Girish Anand)  
For LAXMI ASSOCIATES  
  
Partner

Email id: [laxmiassociates66@gmail.com](mailto: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](mailto:laxmiassociates66@gmail.com)
- **Website :** [www.thegreenpark.in](http://www.thegreenpark.in)

580/2021/03



## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

सत्यमेव जयते  
Certificate No.

: IN-DL23016714010271T

Certificate Issued Date

: 14-Sep-2021 10:45 AM

Account Reference

: IMPACC (IV)/ dl810803/ DELHI/ DL-DLH

Unique Doc. Reference

: SUBIN-DL81080342276930780316T

Purchased by

: LAXMI ASSOCIATES

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

: 0  
(Zero)

First Party

: LAXMI ASSOCIATES

Second Party

: Not Applicable

Stamp Duty Paid By

: LAXMI ASSOCIATES

Stamp Duty Amount(Rs.)

: 100  
(One Hundred only)



For LAXMI ASSOCIATES

*Seelkey Emar*



#### Statutory Alert:

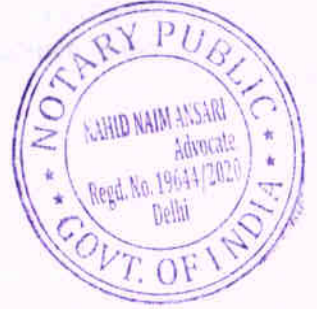
1. The authenticity of this Stamp certificate should be verified at 'www.shcilesta'. Any discrepancy in the details on this Certificate and as available on the web.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Holding.



**FORM 'B'**  
**[See Rule 3(4)]**

**Affidavit cum Declaration**



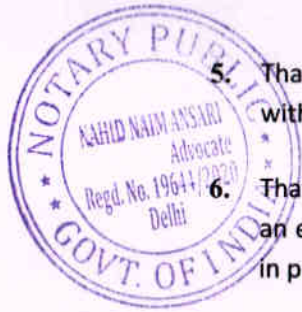
Affidavit cum Declaration of Shri Gulshan Kumar, Partner, Laxmi Associates, having its Registered Office at M-78, Jagat Ram Park, Laxmi Nagar, New Delhi, PIN – 110092, duly authorized by the Promoter of the proposed project, vide Letter Dated - 12.08.2021.

I, Gulshan Kumar, duly authorized by the Promoter of the proposed project 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 Project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 01.08.2024.
4. That seventy per cent of the amounts realized 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 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.



Entry No. 580/05/2021

Date 14 SEP 2021

Notary Signature. [Signature]

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 utilized 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 prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any Apartment, Plot or Building, as the case may be, on any grounds.



For LAXMI ASSOCIATES

*[Signature]*

Deponent

Partner

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 New Delhi on this 14<sup>th</sup> day of September 2021.

For LAXMI ASSOCIATES

*[Signature]*

Deponent

Partner

Entry No. 580/5/2021.....  
Date... 14 SEP 2021.....  
Notary Signature... *[Signature]*.....

ATTESTED  
*[Signature]*  
NOTARY PUBLIC, DELHI  
14 SEP 2021

