



Government of Uttar Pradesh

e-Stamp

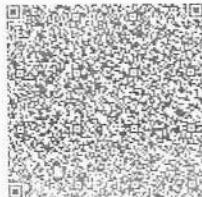
## झालचन्द रसाय्य विक्रेता

लाईसेन्स सं-४९९

सिनिट कोर्ट, गाजियाबाद

मो-993627361 945815393

Certificate No.	: IN-UP89402732348857V
Certificate Issued Date	: 20-Apr-2023 10:39 AM
Account Reference	: NEWIMPACC (SV)/ up14087504/ GHAZIA
Unique Doc. Reference	: SUBIN-UPUP1408750473198521035111V
Purchased by	: AU REAL ESTATE SERVICES PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: AU REAL ESTATE SERVICES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: AU REAL ESTATE SERVICES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

## PART OF AFFIDAVIT FOR RERA REGISTRATION.

For AU Real Estate Services Pvt. Ltd

*John G. Gandy*  
Authorized Signatory



26 APR 2023

## FORM 'B'

**Project: "Family Hub"** situated at: Commercial Plot No. 1 admeasuring 7,114.53 Sq. Mtr. situated at Sector-2, Aditya World City, Off NH-24, Ghaziabad, UP

### **Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Ravi Kant Upadhyay S/o Shri Bramha Nand duly authorized by the promoter of the proposed project, M/s AU Real Estate Services Private Limited vide its authorization dated 18.04.2023.

I, Mr. Ravi Kant Upadhyay S/o Shri Bramha Nand, 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 proposed project is to be carried out.
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 12/03/2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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

For AU Real Estate Services Pvt. Ltd.

*Authorised Signatory*



26 APR 2023

and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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 AU Real Estate Services Pvt. Ltd.

*Ram Pal Singh*  
Authorized Signatory  
Deponent

### 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 Ghaziabad on 24<sup>th</sup> April 2023.

For AU Real Estate Services Pvt. Ltd.

*Ram Pal Singh*  
Authorized Signatory  
Deponent

I declare that the PAN Card, Aadhar Card/CIN uploaded on website are correct and both are of the promoter. I also declare that all other documents submitted are correct, if any information, document including detail of payment made as fee are found mislead or wrong, the authority may reject the registration.



*R. Singh*  
ANESTED  
RAMPAL SINGH  
Advocate  
Notary Ghaziabad (U.P.)  
Reg. No. 10720  
Exp. Date 25-11-24

26 APR 2023

# AU REAL ESTATE SERVICES PRIVATE LIMITED

CIN: U70109DL2022PTC408405

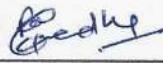
Regd. Office: 10, Vikas Marg, Bharat Bhawan, New Rajdhani Enclave, Delhi -110092  
Email:ashish@agarwalassociatesgroup.com, Phone: 011-43432222

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Dated: 18.04.2023

## AUTHORITY LETTER

We, AU Real Estate Services Private Limited, do hereby authorize Mr. Ravi Kant Upadhyay S/o of Shri Bramha Nand to sign & submit Application form and other related documents for registration of company's project "Family Hub" situated at Plot No. Commercial - 1, Sector No. 2, Aditya World City, Ghaziabad, UP with Uttar Pradesh Real Estate Regulatory Authority and to complete all the legal & other procedural formalities related to the above said project for and on the behalf of the company.

Specimen signature of Mr. Ravi Kant Upadhyay 

Verified by Mr. Ashish Agarwal 

Certified True Copy  
For AU Real Estate Services Private Limited

  
(Ashish Agarwal)  
Director