

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

38AE 497294

Before : To whom it may concern

Affidavit

I, **VINAY KUMAR DUBEY** S/o Shri Sita Ram Dubey about 46 years resident of 8/42, Vatika Kunj, Near Maruti Kunj, Gurgaon do hereby solely affirms on oath as under :-

1. that the deponent is the Chief Compliance Officer of M/S Halwasiya and Sons Private Limited, having its office at 1st Floor, Halwasiya Court, Hazratganj, Lucknow and the deponent is duly authorized by the Board resolution dated 07/12/2020 to do all work in respect of project of Halwasiya and Sons Private Limited at village Shivar & Magahua, Lucknow. Copy of Board resolution is annexed herewith.
2. That Halwasiya and Sons Private Limited is a Developer Company registered with RERA having Registration NO. UPRERAPRM-100623.
3. That Halwasiya and Sons Private Limited is developing a row housing project in the name of Halwasiya Shivar Sambandh at Village Shivar & Magahua, Tehsil Mohanlalganj, Distt. Lucknow.
4. That Lucknow Development Authority has approved the layout plan and given approval of the project coming up over total area 34,360 sq.mt and LDA permit number is MAP20180711143524100.

For Halwasiya & Sons Pvt. Ltd.

Authorised Signatory

I know and identify the deponent who has signed put T.L. before me.

SWORN VERIFIED

BEFORE ME

Kartika Kumar Singh

(Notary)

Lucknow (U.P.) INDIA

Date

14/11/2020

5. That we are developing the project in two phases for the lower income and lower middle income groups and in First Phase total area to be developed is 24,052 sq.mt in which 154 housings units will be coming up. In the Second Phase total area to be developed is 10,308 sq.mt in which 133 housings units will be coming up.
6. That the phasing of the entire project is necessary for marketing and other financial reasons.
7. That the Phase I project registration with RERA has been initiated and its Application ID is 188681 and for Phase II project the Application ID 188016.
8. That the phasing of the Project I & Project II is clearly earmarked and demarcated on the sanctioned site plan, as annexed herewith.

Lucknow

Dated:14/01/2021

For Halwasiya & Sons Pvt. Ltd.
Authorized Signatory
Deponent

VERIFICATION

I VINAY KUMAR DUBEY the above named deponent do hereby verify that the contents of this affidavit are true to my personal knowledge.
signed and verified this 14/01/2021 at Lucknow.

Lucknow

Dated:14/01/2021

For Halwasiya & Sons Pvt. Ltd.
Deponent's Signatory

SWORN & VERIFIED
Kartik Singh
(Advocate)
Lucknow
Date 14/11/2021

**EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTOR
OF THE COMPANY M/S HALWASIYA & SONS PRIVATE LIMITED DULY HELD
ON MONDAY, 7TH DECEMBER, 2020, AT HALWASIYA COURT, HAZRATGANJ,
LUCKNOW-226001 AT 10:30 A.M.**

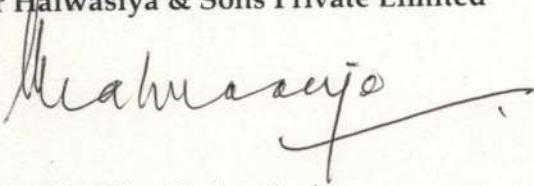
AUTHORISATION OF PERSON FOR SIGNING THE DOCUMENTS

RESOLVED THAT Board of Directors of the Company be and is hereby authorised Mr. Vinay Kumar Dubey presently working as Chief Compliance Officer to sign applications, papers, documents and filing of forms required to be submitted to the authority UP Real Estate Regulatory Authority for seeking registration and to do all such acts for our projects "Halwasiya Shivalar Sambandh"

RESOLVED FURTHER THAT Mr. Vinay Kumar Dubey also authorised to represent and appear before the UP Real Estates Regulatory Authority for seeking registration on behalf of the Company.

Certified to be true copy

For Halwasiya & Sons Private Limited



(Uma Shankar Halwasiya)

Director

DIN No. 00374321

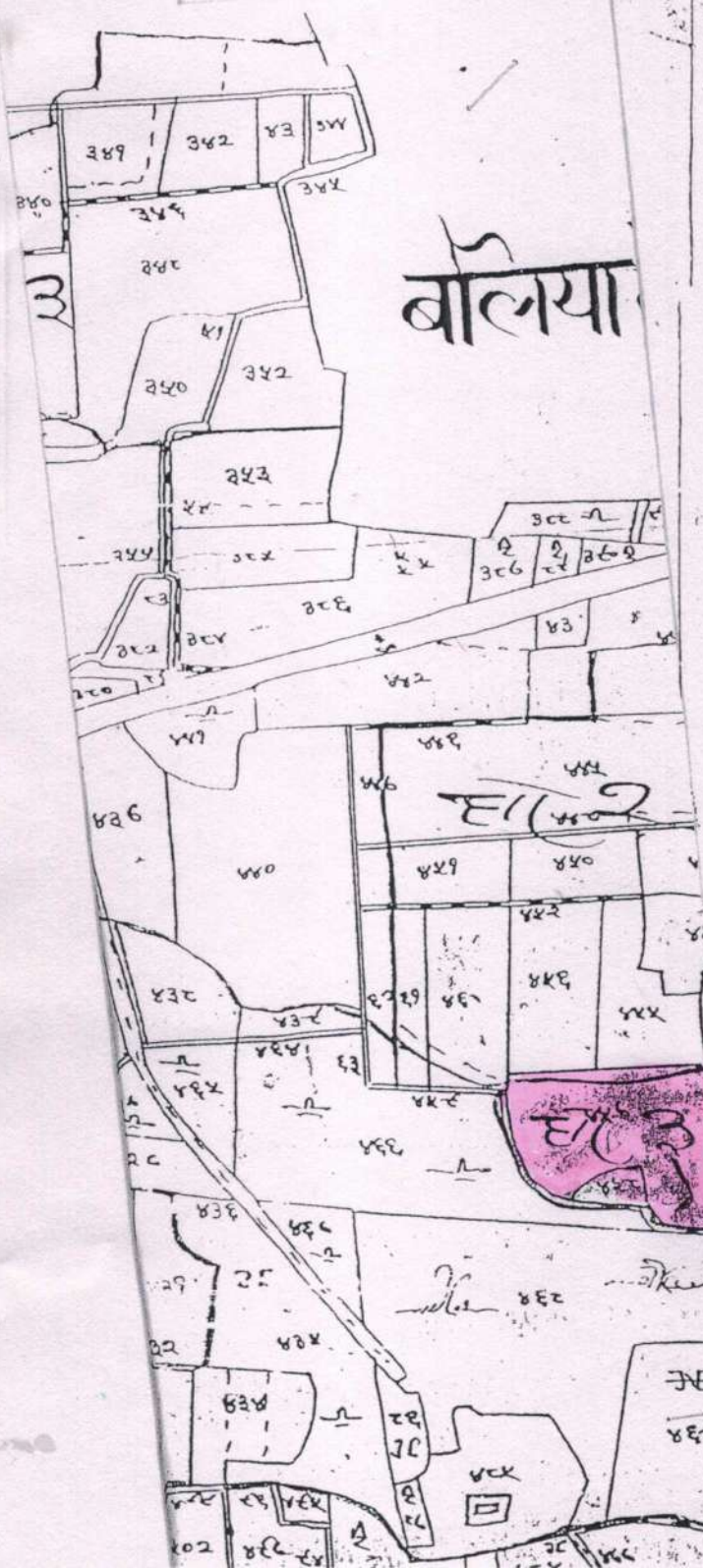
शीट नं-९
सू-चित

ग्राम-शिवल

परगना व तहसील-मोहनलाल

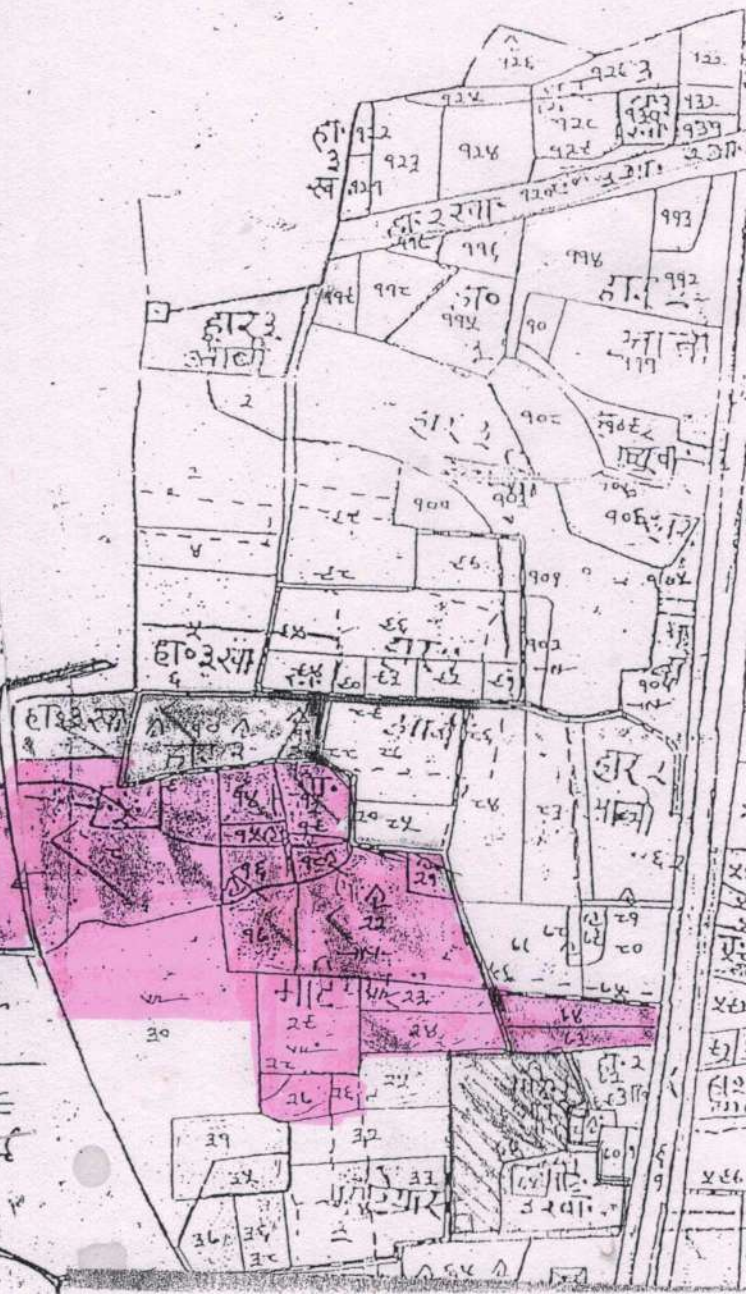
जिला-लखनऊ

सन्-चक्रवर्ती १९८३ ई०
तदनुसार सन् १९०० ई०



बालिया

बालिया खेड





OWNER:
M/S HALWASIYA & SONS
PVT. LTD
24, MG MARG LUCKNOW
KHASRA NO 8,15-19
21-24, 26-30,73 & 74
VILLAGE SHIVLAR &
KHASRA NO 457 VILLAGE,
MAGAHUA

STRUCTURAL CONSULTANT:
PERCEPTIVE IDEAS
CONSULTING ENGINEERS
PRIVATE LIMITED

40/221 LOWER GROUND
FLOOR, CR PARK,
NEW DELHI-110019

MEP CONSULTANT:
MJ ENGG. CONSULTANTS
606, MADHUBAN BLDG.,55,
NEHRU PLACE,
NEW DELHI-110019

LANDSCAPE CONSULTANT:

NOTE:

KEY PLAN

ARCHITECT
UAW
URBAN ARCHITECTURE WORKS
B-5/17, Sector-17, Gurgaon, Haryana
New Delhi-110 029
T-91 11 25544472, 41327063, F- 41327064

ARCHITECT'S SEAL AND SIGNATURE

OWNER'S SEAL AND SIGNATURE
For Halwasiya & Sons Pvt. Ltd.
Authorised Signatory

PROJECT
**AFFORDABLE ROW
HOUSING AT LUCKNOW**

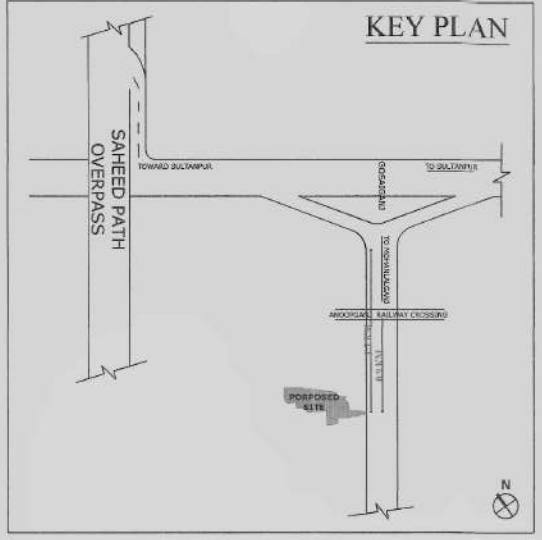
SHEET NAME
SITE PLAN

SCALE
1:500

DATE
25.01.2020

SHEET NO
M/A01.1

PLOT DETAIL					
S.NO.	PLOT NUMBER	PLOT SIZE (SQ.MT)	FRONT SETBACK (MT)	REAR SETBACK (MT)	LEFT SETBACK (MT)
1	PLOT-1	7.5X10.0	1.50	1.50	N/A
2	PLOT-2 TO 10	6.0X10.0	1.50	1.50	N/A
3	PLOT-11	7.5X10.0	1.50	1.50	N/A
4	PLOT-12	7.5X10.0	1.50	1.50	N/A
5	PLOT-13	7.5X10.0	1.50	1.50	N/A
6	PLOT-14 TO 16	6.0X10.0	1.50	1.50	N/A
7	PLOT-17 TO 19	6.0X10.0	1.50	1.50	N/A
8	PLOT-20	7.5X10.0	1.50	1.50	N/A
9	PLOT-21	7.5X10.0	1.50	1.50	N/A
10	PLOT-22 TO 24	6.0X10.0	1.50	1.50	N/A
11	PLOT-25	7.5X10.0	1.50	1.50	N/A
12	PLOT-26	7.5X10.0	1.50	1.50	N/A
13	PLOT-27 TO 29	6.0X10.0	1.50	1.50	N/A
14	PLOT-30	7.5X10.0	1.50	1.50	N/A
15	PLOT-31 TO 33	6.0X10.0	1.50	1.50	N/A
16	PLOT-34	7.5X10.0	1.50	1.50	N/A
17	PLOT-35 TO 37	6.0X10.0	1.50	1.50	N/A
18	PLOT-38	7.5X10.0	1.50	1.50	N/A
19	PLOT-39 TO 41	6.0X10.0	1.50	1.50	N/A
20	PLOT-42	7.5X10.0	1.50	1.50	N/A
21	PLOT-43 TO 45	6.0X10.0	1.50	1.50	N/A
22	PLOT-46	7.5X10.0	1.50	1.50	N/A
23	PLOT-47 TO 49	6.0X10.0	1.50	1.50	N/A
24	PLOT-50	7.5X10.0	1.50	1.50	N/A
25	PLOT-51 TO 53	6.0X10.0	1.50	1.50	N/A
26	PLOT-54	7.5X10.0	1.50	1.50	N/A
27	PLOT-55 TO 57	6.0X10.0	1.50	1.50	N/A
28	PLOT-58	7.5X10.0	1.50	1.50	N/A
29	PLOT-59 TO 61	6.0X10.0	1.50	1.50	N/A
30	PLOT-62	7.5X10.0	1.50	1.50	N/A
31	PLOT-63 TO 65	6.0X10.0	1.50	1.50	N/A
32	PLOT-66	7.5X10.0	1.50	1.50	N/A
33	PLOT-67 TO 69	6.0X10.0	1.50	1.50	N/A
34	PLOT-70	7.5X10.0	1.50	1.50	N/A
35	PLOT-71 TO 73	6.0X10.0	1.50	1.50	N/A
36	PLOT-74	7.5X10.0	1.50	1.50	N/A
37	PLOT-75 TO 77	6.0X10.0	1.50	1.50	N/A
38	PLOT-78	7.5X10.0	1.50	1.50	N/A
39	PLOT-79 TO 81	6.0X10.0	1.50	1.50	N/A
40	PLOT-82	7.5X10.0	1.50	1.50	N/A
41	PLOT-83 TO 85	6.0X10.0	1.50	1.50	N/A
42	PLOT-86	7.5X10.0	1.50	1.50	N/A
43	PLOT-87 TO 89	6.0X10.0	1.50	1.50	N/A
44	PLOT-90	7.5X10.0	1.50	1.50	N/A
45	PLOT-91 TO 93	6.0X10.0	1.50	1.50	N/A
46	PLOT-94	7.5X10.0	1.50	1.50	N/A
47	PLOT-95 TO 97	6.0X10.0	1.50	1.50	N/A
48	PLOT-98	7.5X10.0	1.50	1.50	N/A
49	PLOT-99 TO 101	6.0X10.0	1.50	1.50	N/A
50	PLOT-102	7.5X10.0	1.50	1.50	N/A



KHASRA PLAN



**PROPOSED
SITE**

अन्य मापदण्ड ६००० मीटर योजना
की विकास व्यवस्थापन १६०३ की
बारा १५ के अनुसार इस प्रतिबंध
के साथ स्वीकृत किया जाता है कि
विकास प्राधिकरण द्वारा विषयक
स्वास्थ्य के लिए विहित बाध नहीं
है।



To,
The Secretary
U.P. Real Estate Regulatory Authority
Kalakankar House,
Old Hyderabad, Lucknow

Subject: Regarding registration of Project Halwasiya Shivlar Sambandh, District Lucknow with UP Rera.

Sir,

Kindly refer to your office letter no.238/UPRERA/Project Reg./2020-2121 dated 12th January, 2021. In this regard we have to submit that we have uploaded all the documents and informations of our applications ID – 188681 & ID- 188016 for Phase I & Phase II of Row Housing Project Halwasiya Shivlar Sambandh respectively on the portal of UP RERA.

We further submit that:-

- I) Halwasiya & Sons Private Limited (RERA Registration No- UPRERAPRM100623) is developing the said project in two phases for financial and marketing reasons. Phase I of the project is coming up over 24,052 sq.mt of and Phase II will be developed over 10,308 sq.mt land.
- II) We have submitted two applications for registrations with UPRERA and their applications ID'S are –
Phase –I – ID188681
Phase –II – ID188016
- III) LDA has approved the layout plan of the project and their Permit No. is MAP20180711143524100 for total project land admeasuring 34,360 sq.mt (Annexure-I) and Phase-I (area 24,052 sq.mt) & Phase-II (area 10,308 sq.mt) are demarcated and marked on the approved layout plan (Annexure-II)
- IV) Superimposed sajra plan is also annexed herewith at Annexure- III
- V) We have uploaded entire project area in the column meant for Project Area and have submitted applications for registration of each project with UPRERA mentioning total area of the project which needs to be corrected for Phase I & Phase II as well and phase wise areas are to be mentioned for which UPRERA has to give us the permission for this modification after the registration process is completed. We are ready to pay the fee for this correction as per UPRERA rules.

Kindly do the needful at the earliest.

Dated: 14.01.2021

For Halwasiya & Sons Pvt. Ltd.

Yours Sincerely,
Authorized Signatory

Authorized Signatory
Halwasiya & Sons Private Limited