



Government of Uttar Pradesh

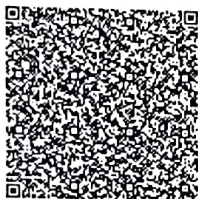


IN-UP58400897868776W

e-Stamp



Certificate No.	: IN-UP58400897868776W
Certificate Issued Date	: 08-Feb-2024 11:37 AM
Account Reference	: NEWIMPACC (SV)/ up14838004/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1483800412962344646746W
Purchased by	: ANS DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
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

FORM 'B'

[See rule3 (4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sheo Janam Choudhari (Authorized Signatory) duly authorized by the **ANS Developers Private Limited** (promoter) of the proposed project "**Marbella GH18**".

17/09/2024
11:29:40
I, Mr. Sheo Janam Choudhari duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

That promoter has a legal title to the land on which the development of the project is proposed.

Sworn & Verified
before me. Th

That the project land is free from all encumbrances.

REKHA ARORA
Adv. & NOTARY

NO. LUCKNOW UP NO.
Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App of Stock Holding Corporation of India renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

3. That the time period within which the project shall be completed by promoter is by 20.02.2029.
4. That seventy per cent of the amounts realized by me/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 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.



Deponent

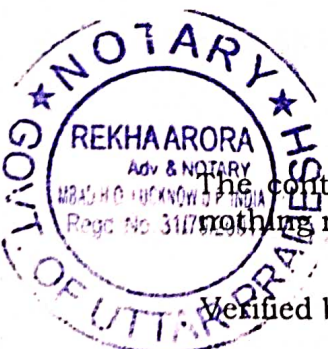
Verification

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 Lucknow on 08.03.2024



Deponent



Sworn & Verified
before me.

REKHA ARORA
Adv. & NOTARY
LUCKNOW
Regd. No. 317799

09/03/2024

ANS DEVELOPERS PRIVATE LIMITED

(Earlier known as 'Shalimar Lakecity Private Limited')

Registered Address: 308, 3rd Floor, Tulsiani Chambers, Nariman Point, Mumbai, Maharashtra-400021
Corporate Office: 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010, Uttar Pradesh
CIN: U70109MH2006PTC237856; Email ID: secretarial@shalimar.org; Telephone: +91-522-4030444

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ANS DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, 22ND DAY OF MARCH, 2021 AT THE CORPORATE OFFICE OF THE COMPANY, 11TH FLOOR SHALIMAR TITANIUM, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010 UTTAR PRADESH AT 10.30 A.M.


"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize **Mr. Sheo Janam Chaudhari** S/o Mr. C D Chaudhry R/o 81 Bal Vihar Picnic Spot Road, Faridi Nagar, Cimap, Uttar Pradesh-226015 to receive, submit & deal with the all correspondence (s), communications, queries received from Lucknow Development Authority, Uttar Pradesh Pollution Control Board, Town and Country Planning of Uttar Pradesh, District Magistrate of Lucknow & Barabanki, Uttar Pradesh Fire Service, Lucknow Nagar Nigam, Lucknow Jal Sansthan, Central Ground Water Authority (CGWA), Public Works Department, Uttar Pradesh or any other departments, offices, on behalf of the Company."

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as they are in the concerned to the Company."

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of the aforesaid powers done by **Mr. Sheo Janam Chaudhari** and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For ANS DEVELOPERS PRIVATE LIMITED



Khalid Masood

Director

(DIN: 00050010)

Address: 196-4, New Balrampur Hospital,
Gola Ganj, Aminabad Park,
Lucknow- 226018

//Certified true copy//

Specimen Signature
Mr. Sheo Janam Chaudhari

