

कार्यालय उप निबन्धक लखनऊ जनपद, लखनऊ

भार मुक्त प्रमाण - पत्र

प्रार्थना-पत्र संख्या 240/22

प्रमाण-पत्र संख्या 749/22

29/02/2020 एवं शपथ पत्र के

अनुसार प्रमाणित

श्री. Ashray Infrastructure (P.L.) Director Mr. Janardhan Rayanwal ने निम्नलिखित के भारमुक्त के सम्बन्ध में प्रमाण-पत्र

हेतु मेरे सम्बन्ध आवेदन-पत्र प्रस्तुत किया। Undivided Share of Land for Block-8, in International Trade Park-2 (ITP-2) admeasuring 6757.76 Sq.mtr. situated at Sushant Golf City Hi-Tech Township Road, Lucknow, U.P. Bounded, North East - Driveway / Block-7, South West - Driveway / 12 meter road North West - Driveway / 12 meter road / - South East - Driveway / 18 meter road.

जैसा आवेदन-पत्र में दिया है।

मैं एतद् द्वारा प्रमाणित करता हूँ कि (उक्त सम्पत्ति से सम्बन्धित) बड़ी संख्या में एवं उनसे सम्बन्धित इन्डोक्सों का वर्ष 2009 से 2018 तक तलाश किया गया था, उक्त सम्पत्ति पर निम्नलिखित भार पाये गये :-

क्रम सं०	सम्पत्ति का विवरण	निष्पादन तिथि	किसी भी लेखपत्र का व सम्पत्ति का मूल्यांकन	निष्पादन की तिथि	दावेदारी का नाम	लेखपत्र संख्या / लेखपत्र वर्ष
उपरोक्त	आवेदन के आधार पर बजाये गये नए ही पाया गया					

- नोट- 1. प्रमाण-पत्र में दाखिल भार की तलाश प्रार्थी प्रस्तुत सम्पत्तियों के विवरण के सन्दर्भ में कि गयी है, निबन्धित लेखपत्रों में यदि सम्पत्तियों प्रार्थी द्वारा दर्शित दूरी से भिन्न दिखाई है तो ऐसे मामले इस प्रमाण-पत्र में सम्मिलित नहीं किये गये हैं।
2. सम्बन्धित अधिकारी द्वारा वाँछित तलाश में तथा सावधानी वरती गयी है, फिर भी किसी त्रुटि की दशा में उत्तरदायी नहीं होगा।
3. प्रमाण-पत्र में लेखपत्र जो कार्यालय में प्रस्तुत नहीं हुए किन्तु उनका अध्यावधिक निबन्धन हुआ है, सम्मिलित नहीं किये गये हैं।
4. यह भारमुक्त प्रमाण-पत्र किसी प्रकार के स्वामित्व का प्रमाण नहीं है।

तलाश करने वाले व प्रमाण-पत्र तैयार करने वाले लिपिक के हस्ताक्षर

तलाश का सत्यापित एवं प्रमाण पत्र का परीक्षण करने वाले के हस्ताक्षर

उप निबन्धक (प्रथम) लखनऊ

निबन्धन अधिकारी के हस्ताक्षर

06/07/22



उत्तर प्रदेश UTTAR PRADESH

15AE 758078

This Non-Judicial Stamp forms an integral part of the "AFFIDAVIT"-CUM DECLARATION dated 22nd AUGUST, 2022 signed by MR. JANARDAN AGARWAL AND MS. RUCHI AGARWAL, authorized signatories of the Promoters of the project, "SUMMIT TWIN TOWER" regarding registration of the project "SUMMIT TWIN TOWER"

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTERS OR ANY PERSON AUTHORIZED BY THE PROMOTERS
Affidavit cum Declaration

Affidavit cum Declaration of M/s HIGHNESS CONSTRUCTION & ASHRAY VENTURES PRIVATE LIMITED promoters of the proposed project "SUMMIT TWIN TOWER"

Do hereby solemnly declare, undertake and state as under:

1. M/s HIGHNESS CONSTRUCTION (Promoter/Developer) & ASHRAY VENTURES PRIVATE LIMITED (Promoter/Owner) having a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoters is 7 years.

4. That seventy percent of the amounts realized by promoters for the real estate project named "SUMMIT TWIN TOWER" 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.

Sworn & Verified
Before me

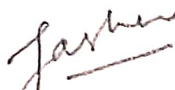
Ram Kumar Srivastava
Advocate & Notary

68/14 New Tila
Lucknow-UP

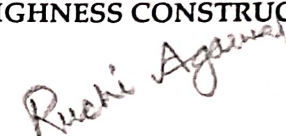
Handwritten signature of Ram Kumar Srivastava

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 promoters 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, building, plot or shop on any grounds.

For and on behalf of
ASHRAY VENTURES PRIVATE LIMITED


Janardan Agarwal
Deponent
(Director)

For and on behalf of
HIGHNESS CONSTRUCTION


Ruchi Agarwal
Deponent
(Partner)

Verification

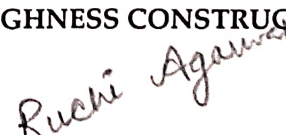
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on 22nd Day of August, 2022.

For and on behalf of
ASHRAY VENTURES PRIVATE LIMITED


Janardan Agarwal
Deponent
(Director)

For and on behalf of
HIGHNESS CONSTRUCTION


Ruchi Agarwal
Deponent
(Partner)