



INDIA NON JUDICIAL



IN-UP39869460521256W

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP39869460521256W
Certificate Issued Date : 07-Aug-2024 04:53 PM
Account Reference : NEWIMPACC (SV)/ up14106404/ LUCKNOW/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1410640476370835531318W
Purchased by : MS AGRASHEEL INFRATECH PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MS AGRASHEEL INFRATECH PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : MS AGRASHEEL INFRATECH PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



Please write or type below this line

IN-UP39869460521256W

This e-stamp paper is a part & parcel of attached form B - affidavit

For M/s. Agrasheel Infratech Pvt. Ltd.

Authorised Signatory



Shaleen Raj
Advocate & Notary
268/639 Gha/4, Tilak Nagar
Aishbagh, Lucknow

07 AUG 2024

Statutory Alert:

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



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FORM - 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Satish Chandra Verma** duly authorized by the promoter, **M/s Agrasheel Infratech Pvt. Ltd.**, of the proposed project, **Aashrayam – Phase I**, vide its authorization dated 15th April, 2024;

1. **Mr. Satish Chandra Verma** duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. Promoter has a legal title to the land on which the development of the proposed project is to be carried out

AND

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.

That the time period, within which the project shall be completed by Promoter is 31-March-2029.

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 ascheduled 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.

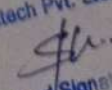
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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


Shateen Raj
Advocate & Notary
268/c39 Gha/4, Tilak Nagar
Aishbagh, Lucknow

For M/s. Agrasheel Infratech Pvt. Ltd.

Authorized Signatory

07 AUG 2024

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

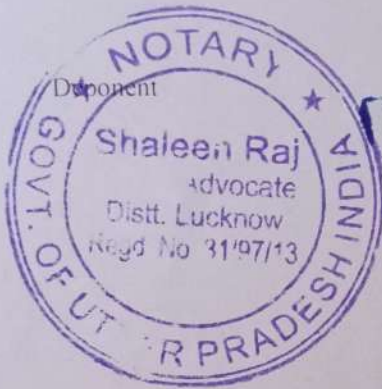
For M/s. Agrasheel Infratech Pvt. Ltd.

[Signature]
Authorised Signatory

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on 7th day of August-2024



Deponent

For M/s. Agrasheel Infratech Pvt. Ltd.

[Signature]
Authorised Signatory

Sworn & Verified
before me.

Shaleen Raj
Advocate & Notary
268/639 Gha/4, Tilak Nagar
Aishbagh, Lucknow

I know and identify the deponent
who has signed/p~~er~~ before me

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Description of Document

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: 100
(One Hundred only)

सत्यमेव जयते



₹100

Please write or type below this line

IN-UP39871310602557W

This e-Stamp paper is a part of Parcel of
Attached for project future Development
Gashrayam Phase-1.

For M/s. Agrasheel Infratech Pvt. Ltd.



Authorised Signatory

Shaleen Raj
Advocate & Notary
268/639 Gha/4, Tilak Nagar
Aishbagh, Lucknow

07 AUG 2024

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AFFIDAVIT

This Affidavit is made at Lucknow on 7th-August-2024 by M/s Agrasheel Infratech Pvt. Ltd., duly incorporated under the companies Act, 1956 having its registered office at 910, Mercantile House KG Marg, New Delhi-110001 through its Authorized representative **Mr. Satish Chandra Verma** on behalf of M/s Agrasheel Infratech Pvt. Ltd., (Promoter).

In reference to the above fact, I undertake the below mentioned required details :-

Aashrayam - Phase 1 is a completely new launched project which is registered under category "New" project Category, with no sales / booking as on date.

Also, it is further stated that an area of approximately 12 acres is planned for future extension which has also been mentioned in Approved Map for which the Promoter shall apply for registration in UPRERA as Phase-2 of the Project.

I solemnly state that the contents of this undertaking are true to the best of my knowledge.

Thanking You

Yours Sincerely

For M/s. Agrasheel Infratech Pvt. Ltd.

(Authorized Signatory) *[Signature]*
M/s Agrasheel Infratech Pvt. Ltd.

Sworn & Verified
before me.

[Signature]
Shaleen Raj
Advocate & Notary
268/639 Gha/4, Tilak Nagar,
Aishbagh, Lucknow.

I know and identify the deponent
who has signed/presented before me

07 AUG 2024

M/S AGRASHEEL INFRATECH PRIVATE LIMITED

REGISTERED ADDRESS: 910, 9TH FLOOR, MERCANTILE HOUSE,
K.G. MARG, NEW DELHI- 110001 IN,
CIN : U70200DL2012PTC233913; EMAIL ID : info@agrasheelinfra.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY M/S AGRASHEEL INFRATECH PRIVATE LIMITED IN ITS BOARD MEETING HELD ON FRIDAY, 15TH APRIL, 2024 AT 12:00 NOON AT THE REGISTERED OFFICE OF THE COMPANY 910, 9TH FLOOR, MERCANTILE HOUSE, K.G. MARG, NEW DELHI- 110001 IN.

"RESOLVED THAT Mr. Satish Chandra Verma (PAN: AECPV12348P), S/o Shri Ramjeet Prasad Verma, R/o C113/E, Sector-E, Aliganj, Lucknow, Uttar Pradesh, Pin 226024, having Aadhar No. 424693956152, as Authorized Representative of the company, be and is hereby authorized to sign execute, submitted and represent all the necessary documents related to RERA before "Real Estate Regulatory Authority on behalf of the Company".

"RESOLVED FURTHER THAT Mr. Satish Chandra Verma is also authorized to represent us before RERA U.P., or any appropriate authority for accomplishment of the aforesaid".


"RESOLVED FURTHER THAT A certified true Copy of the aforesaid resolution be submitted / file before any appropriate authority for the accomplishment of the same".

For M/s Agrasheel Infratech Private Limited

Firoj Khan

Director

DIN: 08078518


SATISH CHANDRA VERMA

(Name and Signature of the Authorized Signatory)