

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



IN-UP91870319947424V



सत्यमेव जयते

ANUJ KUMAR GARG  
LICENCE No. 32  
TEHSIL GHAZIABAD

₹20

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP91870319947424V  
: 19-Aug-2023 12:34 PM  
: NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB  
: SUBIN-UPUP1401060479269818312533V  
: ARVIND SINGH RATHORE  
: Article 4 Affidavit  
: Not Applicable  
: ARVIND SINGH RATHORE  
: Not Applicable  
: ARVIND SINGH RATHORE  
: 20  
: (Twenty only)

सत्यमेव जयते



₹20



IN-UP91870319947424V

Please write or type below this line

For SHARDA GARMENTS PVT. LTD.

*Anand Singh*  
Director



**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shciestamp.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.

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. Arvind Singh Rathore, Director of M/S Sharda Garments Private Limited and M/s Ashray Infosolutions Private Limited, duly authorized by the promoter of the proposed project "Brookside Valley" vide its authorization dated 10-08-2023.

I, **Arvind Singh Rathore**, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state asunder:

1. That the private Limited Company M/s Sharda Garments Private Limited is developing a project by the name of "Brookside Valley" on Khasra No. 1089M, 1090, 1082M.
2. The above stated land bearing Khasra no 1089M, 1090 and 1082M (10705 Sq.mtr.) are owned by M/S Sharda Garments Private Limited and Khasra No 1082M (10705 Sq.mtr.) is owned by M/s Ashray Infosolutions Private Limited.
3. This is hereby declared that no other project is registered in RERA on the land of Project out of land from Khasra No. 1089M, 1090, 1082M.

For SHARDA GARMENTS PVT. LTD.

*Arvind Singh Rathore*  
Deponent Director.

Arvind Singh Rathore  
On behalf of Sharda Garments Private Limited  
and Ashray Infosolutions Private Limited

**Verification**

I, **Arvind Singh Rathore** 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 this Nineteenth day of August, 2023.

For SHARDA GARMENTS PVT. LTD.

*Arvind Singh Rathore*  
Deponent Director

ATTESTED  
NOTARY PUBLIC  
*Arvind Singh Rathore*  
GOVT. OF INDIA  
HAZARIBAGH U.P.





## Government of Uttar Pradesh



e-Stamp

ANUJ KUMAR GARG  
LICENCE No. 32  
TEHSIL GHAZIABAD

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Certificate No.

: IN-UP91871533002475V

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: 19-Aug-2023 12:34 PM

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Unique Doc. Reference

: SUBIN-UPUP1401060479267774472845V

Purchased by

: ARVIND SINGH RATHORE

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: ARVIND SINGH RATHORE

Second Party

: Not Applicable

Stamp Duty Paid By

: ARVIND SINGH RATHORE

Stamp Duty Amount(Rs.)

: 20

(Twenty only)

सत्यमेव जयते



₹20



Please write or type below the text

For SHARDA GARMENTS PVT. LTD.

*Anand Singh*  
Director



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

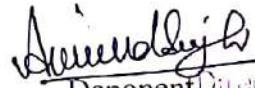
**Affidavit cum Declaration**

Affidavit-cum-Declaration of Mr. Arvind Singh Rathore, Director of M/S Sharda Garments Private Limited and M/s Ashray Infosolutions Private Limited, duly authorized by the Companies of the proposed project "Brookside Valley" vide its authorization dated 10-08-2023.

I, **Arvind Singh Rathore**, duly authorized by the promoter of the proposed project, dohere by solemnly declare, undertake and state asunder:

1. That private Limited Company M/S Sharda Garments Private Limited is developing a project by the name of "Brookside Valley" on Khasra No. 1089M, 1090, 1082M.
2. That as on date the promoters have neither accepted and received fund against any booking nor has made any sale of any unit under the project.

For SHARDA GARMENTS PVT LTD.

  
Deponent Director

Arvind Singh Rathore

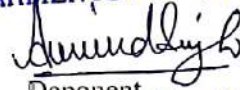
On behalf of Sharda Garments Private Limited  
and Ashray Infosolutions Private Limited

**Verification**

I, **Arvind Singh Rathore** 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 this Nineteenth day of August, 2023.

For SHARDA GARMENTS PVT. LTD.

  
Deponent Director



ATTESTED  
NOTARY PUBLIC  
GOVT. OF INDIA  
GHAZIABAD, U.P.  
21/08/23

# SHARDA GARMENTS PVT. LTD.

ADD: 82, Defence Enclave, Delhi – 110092

Mobile: 8587890008, Email: [utkarshrathore1@gmail.com](mailto:utkarshrathore1@gmail.com)

CIN: U18101DL2004PTC124120

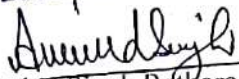
Dated: .....

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD  
OF DIRECTORS OF M/s Sharda Garments Private Limited HELD AT ITS REGISTERED  
OFFICE AT DELHI ON THURSDAY, AUGUST 10, 2023


“RESOLVED THAT Mr. Arvind Singh Rathore, Director of M/s Sharda Garments Private Limited, be and is hereby authorised, on behalf of the Company, to do all acts, deeds, matters and things as deem necessary, proper or desirable and to sign and execute all necessary documents, applications and returns for the purpose of Registration of Project “Brookside Valley” under UPRERA Act, 2016.”

For M/S Sharda Garments Private Limited

For SHARDA GARMENTS PVT. LTD.

  
Arvind Singh Rathore Director  
Director

For SHARDA GARMENTS PVT. LTD.

  
Gayatri Singh  
Director Director





**FORM - RA1**

**Affidavit for Bank Accounts of Project**

To,

Uttar Pradesh Real Estate Regulatory Authority

Navin Bhawan, Rajya Niyojan Sansthan,

Kalakankar House, Purana Hyderabad,

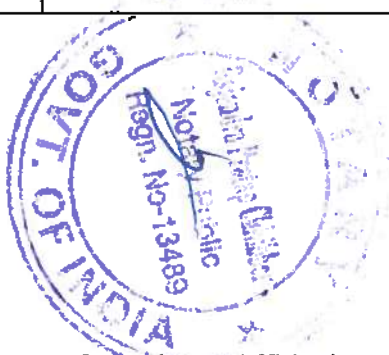
Lucknow, Uttar Pradesh- 226007.

**Sub: Affidavit/ Declaration for Bank Accounts for the Project "Brookside Valley"**

I, **Arvind Singh Rathore**, duly authorized by the Directors M/s **Sharda Garments Private Limited** of the proposed project, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project "**Brookside Valley**".

I further solemnly declare, undertake and state that there is no lien placed by the any bank or any other financial institution on the Separate Bank Account. I also undertake that any secured/unsecured project finance availed for the project will be deposited in the separate account only.

	Collection Account	Separate Account	Transaction Account
Name of Account	Sharda Garments Private Limited -Collection Account for Brookside Valley	Sharda Garments Private Limited -Separate Bank Account for Brookside Valley	Sharda Garments Private Limited – RERA Transaction Account for Brookside Valley
Account Number	14510200013086	14510200013078	14510200013052
Bank Name	Federal Bank Ltd	Federal Bank Ltd	Federal Bank Ltd
Branch Name	Vaishali	Vaishali	Vaishali
Branch Address	Express Greens, Plot No.GH 1/1, Sector 1, Vaishali,GZB,UP,201010	Express Greens, Plot No.GH 1/1, Sector 1, Vaishali,GZB,UP,201010	Express Greens, Plot No.GH 1/1, Sector 1, Vaishali,GZB,UP,201010
IFSC Code	FDRL0002150	FDRL0002150	FDRL0002150



07 OCT 2023

Rajendra Pratap Chhabra  
Advocate & Notary Public  
Ghaziabad  
Regn No 13489

**Verification**

For SHARDA GARMENTS PVT. LTD.

Deponent

Director

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

Verified by me at Lucknow on this 06<sup>th</sup> day of October, 2023.

For SHARDA GARMENTS PVT. LTD.

Deponent

Director

Branch: Vaishali



GZDA/142998560/2023

Date-06/10/2023

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify Federal Bank, Ghaziabad Vaishali, has opened RERA designated bank account in the name of M/s Sharda Garments Private Limited For BroksideValley RERA guidelines. The deposit amount in this designated collection account will be transferred automatically from collection account(100%) to separate account(70%) and transaction account(30%) by the end of the day. The details of the accounts are as under:

S. No.	Account number	Type of Account
1.	14510200013086	Collection Account (100%)
2.	14510200013078	Separate Account (70%)
3.	14510200013052	Transaction Account (30%)

Other details of our branch are as under:

Bank Name : The Federal Bank Ltd

Branch : Vaishali

Address : Express Greens, Plot No.GH 1/1, Sector 1,Vaishali, Ghaziabad, Uttar Pradesh, Ghaziabad, Uttar Pradesh, 201010

IFSC Code : FDRL0002150



Signature of Branch Manager with seal

Date : 06-10-2023



## e-Stamp

**Certificate No.**

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

### Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP27281876458134V

: 28-Sep-2023 11:49 AM

: NEWIMPACC (SV)/ up14081104/ GHAZIABAD SADAR/ UP-GZB

: SUBIN-UPUP1408110450186596122619V

: ARVIND SINGH RATHORE

: Article 4 Affidavit

: Not Applicable

: ARVIND SINGH RATHORE

: Not Applicable

ARVIND SINGH RATHORE

10

(Ten only)

सत्यमेव जयते



Please write or type below this line

For SHARDA GARMENTS PVT. LTD.

*Amund Singh*  
Director



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FORM-'B'  
[Seerule3(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. Arvind Singh Rathore**, Director of **M/S M/S Sharda Garments Private Limited**, duly authorized by the promoter of the proposed project "**Brookside Valley**" vide its authorization dated 10.08.2023.

I, **Arvind Singh Rathore**, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. **M/S Sharda Garments Private Limited** and **M/s Ashray Infosolutions Private Limited**, both promoter companies have 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.
3. That the time period of **5 Years** within which the project shall be completed by Promoter i.e. is before 59 months.
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 no. **14510200013052** maintained with **Federal Bank Ltd.** 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, I / 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

**Arvind Singh Rathore**  
Director



completion of the project.

8. That, promoter shall take all the pending approvals, if required on time from the competent authorities.
9. That, promoter have / 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.

*Arvind Singh*  
Deponent

**Verification**

I, Arvind Singh Rathore, 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 this 28.09.2023

For SHARDA GARMENTS PVT. LTD.

*Arvind Singh*  
Director  
Deponent



28 SEP 2023

ATTENDED  
*Rajendra Pratap Gumber*  
Advocate & Notary Public  
Ghaziabad  
Reg. No. 13489

# SHARDA GARMENTS PVT. LTD.

ADD: 82, Defence Enclave, Delhi – 110092

Mobile: 8587890008, Email: [utkarshrathore1@gmail.com](mailto:utkarshrathore1@gmail.com)

CIN: U18101DL2004PTC124120

Dated: 19-08-2023

August 19, 2023

**Resolution to transfer 70% of the total collection to Project Separate Account and 30% to Project Transaction Account.**

The Company has resolved to open and operate a Collection bank account in the name of Company as "M/s. Sharda Garments Private Limited- Collection Account for Brookside Valley". The account shall be RERA designated collection Bank Account for the Project "Brookside Valley". It is resolved that 100% of the total collection of the Project shall be received in this Bank Account. Out of the total Collection, 70% shall be transferred to Separate Bank Account i.e. "M/s Sharda Garments Private Limited- Separate Bank Account for Brookside Valley" to meet the cost of construction and Land Cost of the project and 30% shall be transferred to Transaction Bank Account i.e. "M/s Sharda Garments Private Limited- RERA Transaction Account for Brookside Valley".

For SHARDA GARMENTS PVT. LTD.

 Director

Signed before Director

Mr. Arvind Singh Rathore

For THE FEDERAL BANK LTD.

  
A.P. & Br. Head  
Branch Vaishali, Ghaziabad

