



Government of Uttar Pradesh

e-Stamp

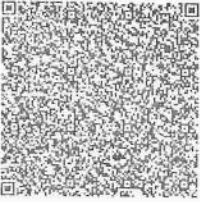
डालचन्द स्टाम्प विक्रेता

लाइसेन्स सं०-499

सिनि कोर्ट, गाजियाबाद

मो०-9936627361, 9454815303

Certificate No. : IN-UP89406030237977V
Certificate Issued Date : 20-Apr-2023 10:41 AM
Account Reference : NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408750473205220344084V
Purchased by : AU REAL ESTATE SERVICES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AU REAL ESTATE SERVICES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : AU REAL ESTATE SERVICES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

PART OF AFFIDAVIT FOR RERA REGISTRATION.

For AU Real Estate Services Pvt. Ltd.

[Signature]

Authorized Signatory



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shiksha.com or by using the Stamp Mobile App. Any discrepancy in the details on this Certificate shall be available on the website of the Government of India.

12 4 APR 2023

FORM 'B'

Project: "Arihant Enclave" situated at: Pot No.GH-5 admeasuring 12,175.06 Sq. Mtr. situated at Sector-3, Aditya World City, Off NH-24, Ghaziabad, UP)

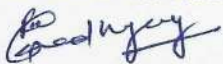
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ravi Kant Upadhyay S/o Shri Bramha Nand duly authorized by the promoter of the proposed project, M/s AU Real Estate Services Private Limited vide its authorization dated 22.04.2023.

I, Mr. Ravi Kant Upadhyay S/o Shri Bramha Nand, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances, except for 11 plots which are mortgaged by GDA for internal development upto the completion of layout.
3. That the time period within which the project shall be completed by promoter is 22/03/2028.
4. That seventy per cent of the amounts realised by 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 the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and

For AU Real Estate Services Pvt. Ltd.



Authorized Signatory

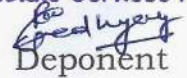


24 APR 2023

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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

For AU Real Estate Services Pvt. Ltd.

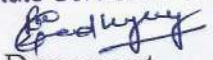

Deponent
Authorized Signatory

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 Ghaziabad on 24th April 2023.

For AU Real Estate Services Pvt. Ltd.


Deponent
Authorized Signatory

I declare that the PAN Card, Aadhar Card/CIN uploaded on website are correct and both are of the promoter. I also declare that all other documents submitted are correct. if any information, document including detail of payment made as fee are found mislead or wrong, the authority may reject the registration.




ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No-10720
Exp. Date 25-11-24

12.4 APR 2023

AU REAL ESTATE SERVICES PRIVATE LIMITED

CIN: U70109DL2022PTC408405

Regd. Office: 10, Vikas Marg, Bharat Bhawan, New Rajdhani Enclave, Delhi -110092

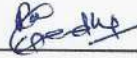
Email:ashish@agarwalassociatesgroup.com, Phone: 011-43432222

Dated: 22.04.2023

AUTHORITY LETTER

We, **AU Real Estate Services Private Limited**, do hereby authorize **Mr. Ravi Kant Upadhyay** S/o of Shri Bramha Nand to sign & submit Application form and other related documents for registration of company's project "**Arihant Enclave**" situated at Plot No. GH 5, Sector No. 3, Aditya World City, Ghaziabad, UP with **Uttar Pradesh Real Estate Regulatory Authority** and to complete all the legal & other procedural formalities related to the above said project for and on the behalf of the company.

Specimen signature of Mr. Ravi Kant Upadhyay



Verified by Mr. Ashish Agarwal



Certified True Copy

For AU Real Estate Services Private Limited



(Ashish Agarwal)

Director