



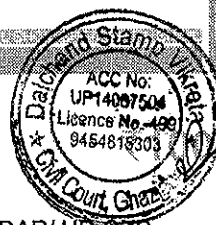
INDIA NON JUDICIAL



IN-UP71915101192717W

Government of Uttar Pradesh

e-Stamp



Certificate No.

IN-UP71915101192717W

Certificate Issued Date

21-Feb-2024 10:31 AM

Account Reference

NEWIMPACG (SV)/up14087504/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

SUBIN-UPUP1408750440071371723735W

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)

सत्यमेव जयते



7100

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Please write or type below this line

THIS STAMP PAPER IS A PART OF AFFIDAVIT FOR RERA REGISTRATION
"THE SUNFLOWER - PHASE 1."



For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

28 FEB 2024

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'

Project: "The Sunflower – Phase 1" situated at: Pot No.GH-7 admeasuring 28076.78 Sq. Mtr. in Phase 1 and 7650.55 Sq. Mtr. in Phase 2 situated at Sector-6, Aditya World City, NH-24, Ghaziabad, UP.

Affidavit cum Declaration

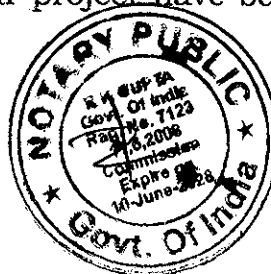
Affidavit cum Declaration of Mr. Ravi Kant Upadhyay S/o Shri Bramha Nand duly authorized by the promoter of the proposed project, M/s AU Real Estate Services Private Limited vide its authorization dated 21.02.2024.

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.
3. That the time period within which the project shall be completed by promoter is 14.02.2029.
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 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

For AU Real Estate Services Pvt. Ltd.


Authorized Signatory



28 FEB 2024

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.



Authorized Signatory
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 Ghaziabad on 22.02.2024.


For AU Real Estate Services Pvt. Ltd.


Authorized Signatory
Deponent

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.



ATTESTATION


R. K. GUPTA
Notary Public
Govt. of India

28 FEB 2024



INDIA NON JUDICIAL



Government of Uttar Pradesh

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Certificate No. : IN-UP71913843572544W
 Certificate Issued Date : 21-Feb-2024 10:30 AM
 Account Reference : NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1408750440068288627099W
 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)

सत्यमेव जयते



₹100

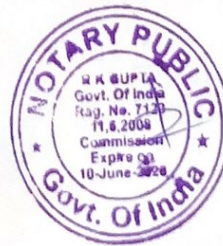
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THIS STAMP PAPER IS A PART OF AFFIDAVIT FOR RERA REGISTRATION
 "THE SUNFLOWER - PHASE 1"

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory



28 FEB 2024

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3. In case of any discrepancy please inform the Competent Authority.



Dated: 21.02.2024

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 "The Sunflower – Phase 1" situated at Plot No. GH 7, Sector No. 6, 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

For AU Real Estate Services Pvt. Ltd.

(Ashish Agarwal) Authorised Signatory
Director



ATTESTATION

R. K. GUPTA
Notary Public
Govt. of India

28 FEB 2024

AU Real Estate Services Pvt. Ltd.

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aurealestateservices@gmail.com | +91 98999 92222

CIN : U70109DL2022PTC408405