



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP71915101192717W

e-Stamp

Certificate No.

IN-UP71915101192717W

Certificate Issued Date

21-Feb-2024 10:31 AM

Account Reference

NEWIMPACC (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



IN-UP71915101192717W

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.

Reddy
Authorized Signatory

28 FEB 2024

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.

FORM 'B'

Project: "The Sunflower – Phase 1" situated at: Plot 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

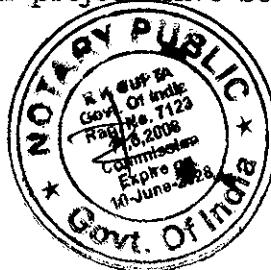
Affidavit cum Declaration of Mr. Ravi Kant Upadhyay S/o Shri Bramha Nand duly authorized by the promoter of the proposed project, M/s AU Real Estate Services Private Limited vide its authorization dated 21.02.2024.

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.

[Signature]
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.

R K GUPTA
Authorized Signatory
Dependent

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.

R K GUPTA
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.

ATTESTATION

R. K. GUPTA
Notary Public
Govt. of India



28 FEB 2024



सुन्दरमेव ज्ञापने

INDIA NON JUDICIAL |||
Government of Uttar Pradesh

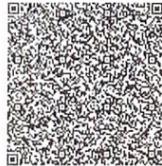
A standard linear barcode is located at the bottom of the page, consisting of vertical black lines of varying widths on a white background.

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-UP71913843572544W
21-Feb-2024 10:30 AM
NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB
SUBIN-UPUP1408750440068288627099W
AU REAL ESTATE SERVICES PVT LTD
Article 4 Affidavit
Not Applicable
AU REAL ESTATE SERVICES PVT LTD
Not Applicable
AU REAL ESTATE SERVICES PVT LTD
100
(One Hundred only)

A circular notary stamp with a double border. The outer ring contains the words 'NOTARY PUBLIC' at the top and 'GOVT. OF INDIA' at the bottom. The inner circle contains the following text:

R K GUPTA
Govt. Of India
Ram. No. 123
15-10-2010
Commission
Expires on
15-10-2015
NOTARY
GOVT. OF INDIA



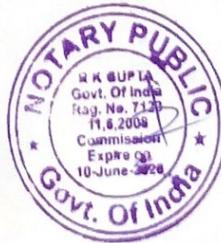
Please write or type below this line

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

For A U Real Estate Services Pvt. Ltd.

Yusuf
Director/Authorised Signatory

28 FEB 2024



Statutory Alert:

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THE SERVICES PORTFOLIO OF REAL ESTATE SERVICES PVT LTD AU REAL ESTATE

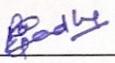
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Dated: 21.02.2024

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 A U Real Estate Services Pvt. Ltd.


(Ashish Agarwal)
Authorised Signatory
Director

ATTESTATION

R. K. GUPTA
Notary Public
Govt. of India



28 FEB 2024