



INDIA NON JUDICIAL



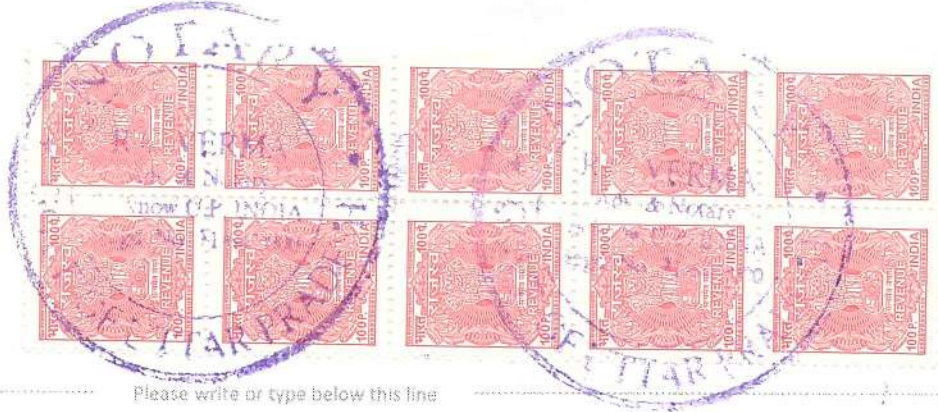
IN-UP20678773657018X

Government of Uttar Pradesh

e-Stamp

Signature.....
ACC Name:- Deepak Kumar Singh
ACC Code:- UP14801104
Mobile No.- 7355029355
Licence No.-506, Tensal Sadar District, Lucknow

Certificate No. : IN-UP20678773657018X
Certificate Issued Date : 01-Nov-2025 04:07 PM
Account Reference : NEWIMPACC (SV)/ up14801104/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1480110438171844301291X
Purchased by : AGRASHEEL INFRATECH PVT LTD
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AGRASHEEL INFRATECH PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : AGRASHEEL INFRATECH PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM-'B'
[Seerule3(4)]

AffidavitcumDeclaration

Affidavit-cum- Declaration of **Mr. Satish Chandra Verma** duly authorized by the promoter, **M/s Agrasheel Infratech Pvt. Ltd**, of the proposed project, **Aashrayam – Phase2**, vide its authorization dated 15th April, 2024;

I, **Mr. Satish Chandra Verma** duly authorized by the promoter of the proposed project, do here by solemnly declare, undertake and state asunder:

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.

Sworn and Verified
Before me

R.C. VERMA
Adv. &
Lucknow U.P India
Regd No. 31154/2000

2. That the said land is free from all encumbrances.

3. That the time period with in which the project shall be completed by Promoter is **25-June-2030**.

In case of any discrepancy please inform the Competent Authority.

For Agrasheel Infratech Pvt. Ltd.
Authorised Signatory

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 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, 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 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 maybe, on any grounds.

Deponent

For Agrasheel Infratech Pvt. Ltd.

Authorised Signatory

Verification

I, the deponent above, do here by 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 17th day of November-2025

Deponent

For Agrasheel Infratech Pvt. Ltd.

Authorised Signatory

Sworn and Verified
Before me

R.C. VARMA
Adv. & Notary
Lucknow U.P India
Regd No 31/84/2000



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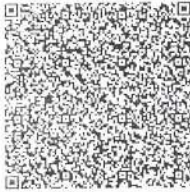
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Government of Uttar Pradesh

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Second Party : Not Applicable
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Stamp Duty Amount(Rs.) : 100
(One Hundred only)

Signature.....
ACC Name:- Deepak Kumar Singh
ACC Code:- UP14801104
Mobile No. - 7355029355
Licence No. - 333, 1st St. Sadar, Lucknow



Please write or type below this line



Sworn and Verified
Before me

R.C. VARMA
Adv. & Notary
Lucknow U.P India
Regd No 31/34/2000

AFFIDAVIT

This Affidavit is made at Lucknow on 17th-November-2025 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).

For Agrasheel Infratech Pvt. Ltd.

Authorised Signatory

1. Authority Agent:

1. To verify the validity of the Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App or Stamp Mobile App.
2. If the stamp duty is not entered in the Certificate and as available on the website / Mobile App renders it invalid.
3. In case of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

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

Aashrayam – Phase 2 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 10 acres under planning stage for future extension for which the Promoter may apply for registration in UPRERA in subsequent phase(s) 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 Agrasheel Infratech Pvt. Ltd.

Authorised Signatory
(Authorized Signatory)
M/s Agrasheel Infratech Pvt. Ltd.



Sworn and Verified
Before me


R.C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd No. 31/64/2000

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)