

ASM MANAGEMENT CONSULTANTS PRIVATE LIMITED

91, MEENA APARTMENTS, PATPARGANJ, NEW DELHI - 110092
CIN: U74140DL2005PTC139576, Email: asmconsultant01@gmail.com

Date: 1st January, 2021

To,

M/s Kirtimaan Constructions Private Limited
Reg Add: F. No. 749, PKT-E,
Mayur Vihar Phase-II,
New Delhi – 110091
CIN: U74899DL2001PTC109354

Subject: Acceptance of Request to become Co-Promoter for Project “**PALM DRIVE COMMERCIAL WEST**” which is part of our Ongoing development of our Plotted Township “**PALM DRIVE**” situated at Commercial Plot No. C2 bearing part of Khasra No 1218M, 1219M, 1228M, 1229 situated at Village Noor Nagar, Ghaziabad.

Dear Sir/Ma'am,

This is in reference to your request from our company to become Co-Promoter for Project “**PALM DRIVE COMMERCIAL WEST**” which is part of our Ongoing development of our Plotted Township “**PALM DRIVE**” situated at Commercial Plot No. C2 bearing part of Khasra No 1218M, 1219M, 1228M, 1229 situated at Village Noor Nagar, Ghaziabad. It is our pleasure to apprise you that we are happy to be Co-Promoter of your Project for purpose of registration of the said Project with UP-RERA.

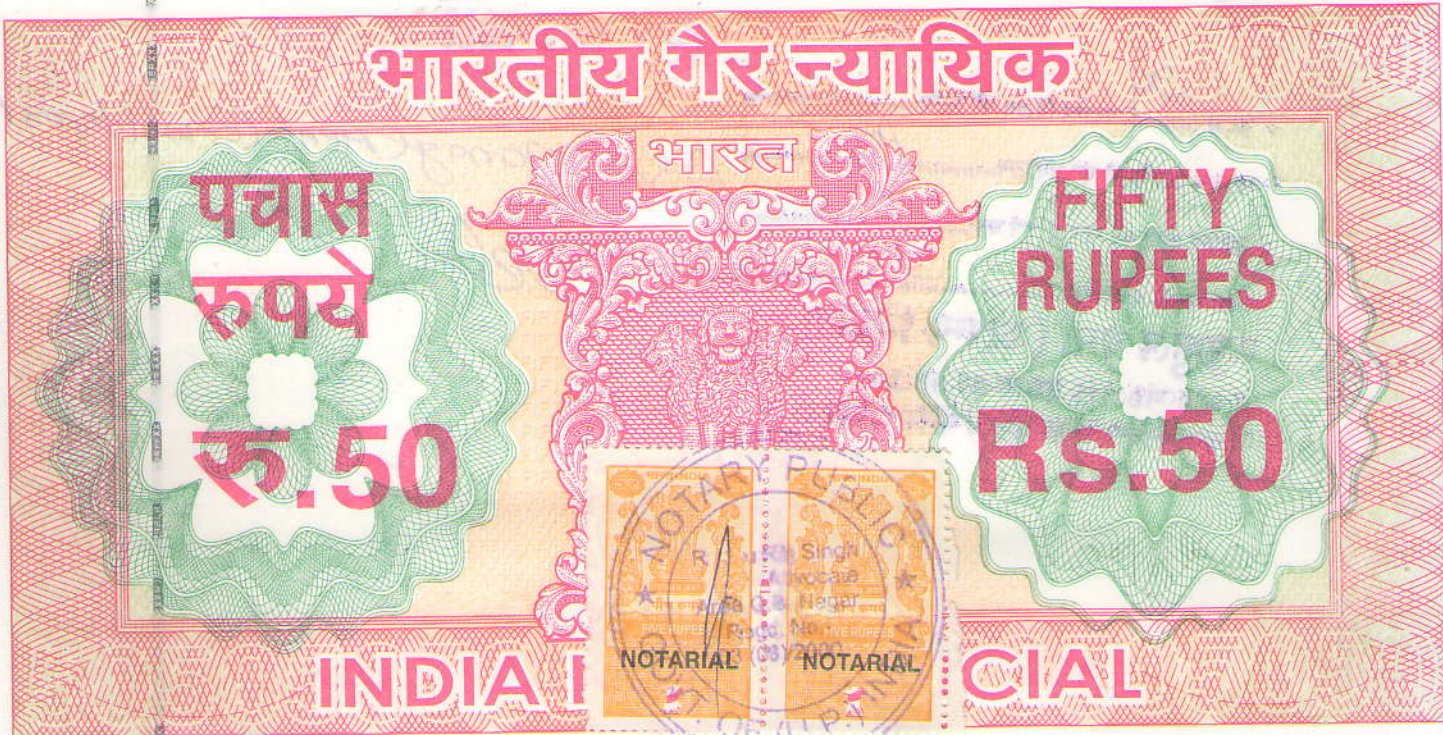
It is to say that you have already purchased the land of the said Plot No. C2 and further now we are transferring all right to develop, construct, sell and do all other ancillary activities pertaining to the project in accordance with Permit No. Retail Shop/00168/GDA/BP/20-21/0160/05092020, valid up to 17.11.2025 and approved map dated 18.11.2020. That our company hereby undertakes to co-operate with the Promoter with regard to obtainment of CC and/ or transfer of the said GDA approval to name of the Promoter, as and when required by the Promoter and said concerned authority i.e., GDA.

Gp Sharma

Gajendra Pal Sharma

Authorised Representative

M/s ASM Management Consultants Private Limited



उत्तर प्रदेश UTTAR PRADESH

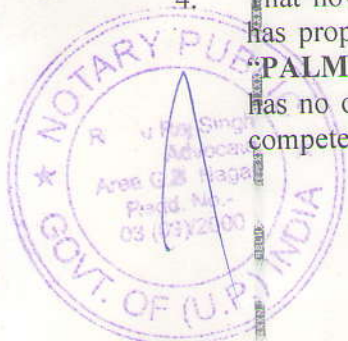
CG 313927

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Gajendra Pal Sharma S/o Late Mr. Ramrich Pal Sharma R/o Flat No. 47, Ground Floor, Shakti Khand-I, Indirapuram, Ghaziabad (UP) duly authorized by M/s ASM Management Consultants Private Limited (**the company**), vide their Board Resolution dated 13th December, 2019.

I, Gajendra Pal Sharma duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s ASM Management Consultants Private Limited is a private limited company duly registered under The Companies Act, 1956, having its registered office at **91, Meena Apartment, Patparganj, Delhi-110092**.
2. That the Company is the rightful owner of the whole land comprising of Khasra No 1218M, 1219M, 1228M, 1229 situated at Village Noor Nagar, Ghaziabad, on which they are developing a Plotted Township under the name and style of **"PALM DRIVE"** of about **13695.24 Sq.Mt.** which is duly registered with UP-RERA bearing Registration No. **UPRERAPRJ516928**.
3. That subsequently another private limited company by the name of M/s Kirtimaan Constructions Private Limited has purchased Commercial Plot No. C2 bearing part of Khasra No 1218M, 1219M, 1228M, 1229 situated at Village Noor Nagar, Ghaziabad by way of sale deed bearing Registration No. 8242 on pages 207 to 254 in Book No. 17241, Volume No. 1 on date 22.10.2020.
4. That now M/s Kirtimaan Constructions Private Limited (hereinafter referred as **Promoter**) has proposed to develop the said Commercial Plot into a Project under name and style of **"PALM DRIVE COMMERCIAL WEST"** ("Commercial Project") on which the company has no objection on and has further has taken Sanction from GDA which is the concerned competent authority of the project under its own name.



G. Sharma

क्र.सं. 29 स्वाम्य विक्रय की तिथि: 12/05/2024

स्वास्थ्य कार्य करने का प्रयोजन.....

स्वाम्य क्रेता नम मास य पुन मना

प्रत्यक्ष की उपस्थिति

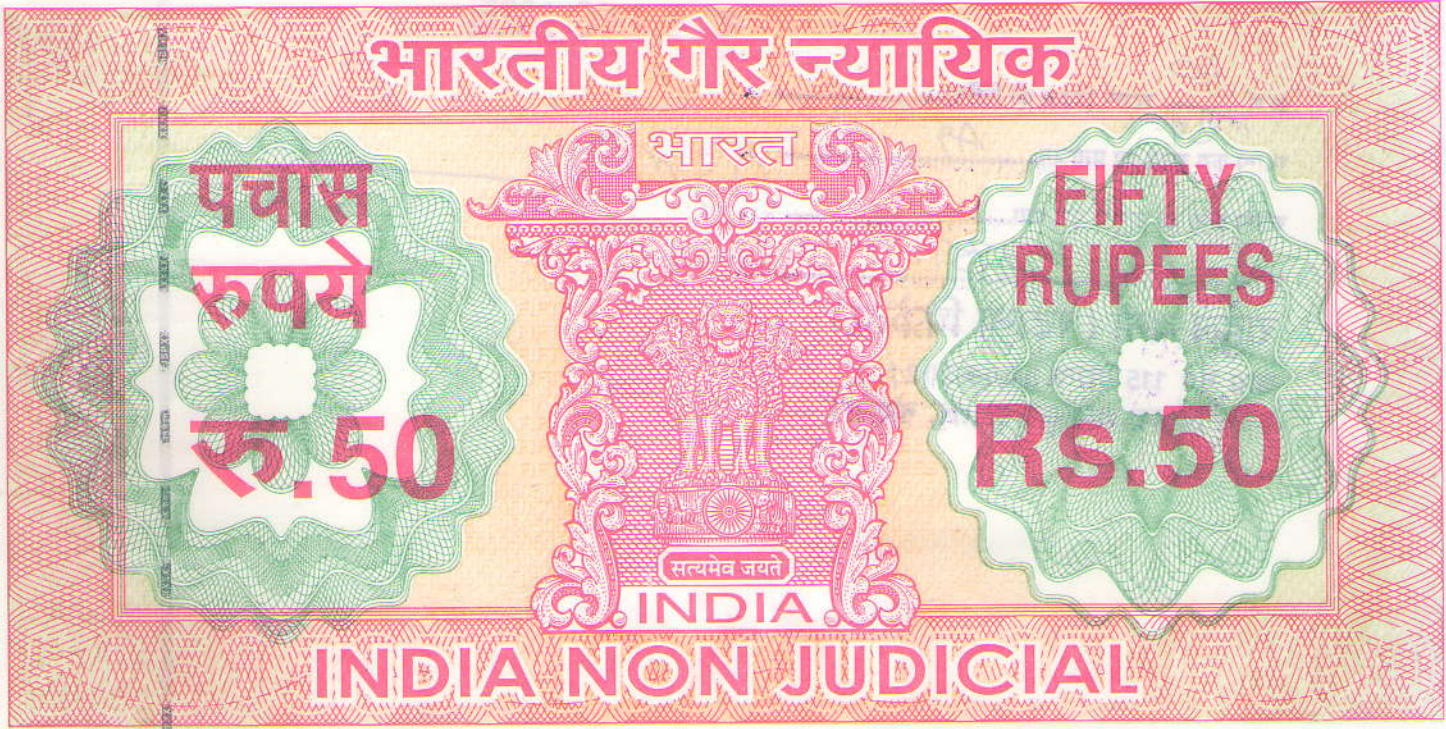
शहूल वर्मा (रहास्य विक्रेता)

ला० नं० ११५ वैद्यता ३१.०३.२०२१

उप-निबंधक कार्यालय परिसर, नोएडा

ASON management Consultants Pvt. Ltd.

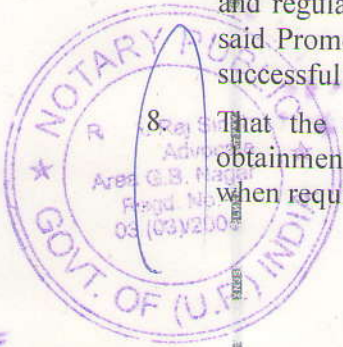
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उत्तर प्रदेश UTTAR PRADESH

CG 313928

5. That now the company is hereby transferring all its right to develop, construct, sell and do all other ancillary activities pertaining to the project in accordance with Permit No. Retail Shop/00168/GDA/BP/20-21/0160/05092020, valid up to 17.11.2025 and approved map dated 18.11.2020 approved in the name of the company.
6. That from now onwards M/s Kirtimaan Construction Private Limited shall be construed as sole Promoter for every legal/quasi legal and contractual obligations of the said Commercial Project and shall abide by all prevailing rules and regulations pertaining to the development and sale of said commercial project.
7. That all the rights and liabilities inclusive but not limited to development of the said commercial project and obtaining of completion certificate from GDA and adherence to rules and regulations of UP-RERA Authority and towards its respective allottees, shall vest with said Promoter and the company M/s ASM Management Consultant shall not be liable upon successful transfer of rights vide this Affidavit cum Declaration.
8. That the company hereby undertakes to co-operate with the Promoter with regard to obtaining of CC and/ or transfer of the said GDA approval to name of the Promoter, as and when required by the Promoter and said concerned authority i.e. GDA.



G. Sharma
DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at NOIDA on this 1st day of December 2020.

ATTESTED

G. Sharma
DEPONENT

R. R. Singh
RAGHU RAJ SINGH, LL.M.
NOTARY Noida G.B. Nagar (U.P.) INDIA
11 DEC 2020

1 DEC 2020

क्र. सं. 30 स्टाम्प विक्रय की तिथि

29 स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की धनराशि

राहुल वर्मा (स्टाम्प विक्रेता)

ला0 नं0 115 वैद्यता 31.03.2021

उप-निबंधक कार्यालय पारसर, नोएडा

ASM

SBI-

CG 313958

सदर न्याय उत्तर प्रदेश

that now the company is hereby transferring all its right to develop, construct, sell and do all other ancillary activities pertaining to the project in accordance with the terms and conditions of the approved map dated 11.11.2020 approved in the name of the company.

that from now onwards the company shall be construed as the promoter for every legal and contractual obligations of the said Commercial Project and shall abide by all prevailing rules and regulations pertaining to the development and sale of said commercial project.

that all the rights and liabilities inclusive but not limited to development of the said Commercial Project and obtaining of completion certificate from GDA and adherence to rules and regulations of U.P. Real Estate Regulatory Act, 2016 and towards its respective shareholders shall not be liable upon the company and the company shall be deemed to have accepted the said Declaration.

that the company hereby undertakes to co-operate with the promoter in all matters relating to the development of the said Commercial Project and to transfer the said GDA approved to name of the promoter, as and when required by the promoter and said concerned authority i.e. GDA.

DEPONENT

VERIFICATION

The contents of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me therefrom.

DEPONENT

ATTESTED

NOTARY Noida G.S. Singh (U.P.) INDIA
1 DEC 2020
RAGHU RAI SINGH, L.L.M.



प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2020/24254/GZB/GHAZIABAD/1757/CFO

दिनांक: 04-11-2020

प्रमाणित किया जाता है कि मैसर्स **ASM MANAGEMENT CONSULTANT PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **Khasra No. 1218M, 1219M, 1228M, 1229, VILLAGE- NOOR NAGAR, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **242.03 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **366.11** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
CONVINIENT SHOP C2	3	1	11.10 mt.

है। भवन का अधिभोग मैसर्स **ASM MANAGEMENT CONSULTANT PVT LTD** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Mercantile** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **ASM MANAGEMENT CONSULTANT PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

हस्ताक्षर (निर्गमन अधिकारी)

(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(SUNIL KUMAR SINGH)

निर्गत किये जाने का दिनांक : 05-11-2020

स्थान : GHAZIABAD

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05-11-2020