

INDIA NON JUDICIAL

Government of Uttar Pradesh

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

10:38 AM (4-Jun-2023 10:38 At/ 14-Jun-2023 10:38 AM 14-Jun-2023 10:38 At/

AM 14-Jun-2023 10:38 AM 14-Jun-2023

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP33778204452429V

14-Jun-2023 10:38 AM

NEWIMPACC (SV)/ up14232204/ LUCKNOW SADAR LIPELA

SUBIN-UPUP1423220462489954705846V

ANS DEVELOPERS PVT LTD

Article 4 Affidavit

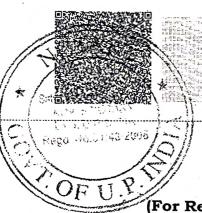
Not Applicable

ANS DEVELOPERS PVT LTD

Not Applicable

ANS DEVELOPERS PVT LTD

(One Hundred only)





SHCIL ACC CODE UP14232204

Please write or type below this line

Affidavit

(For Registration of Project under RERA)

- I, Kunal Seth, aged about 30 years, S/o Shri Sanjay Seth, R/o 8/1, Vikramaditya Marg, Hazratganj, Lucknow, Authorized Signatory and Director of M/s. ANS Developers Private Limited a private limited company having its Corporate Office at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, is the promoter of the project "Manzil Ashiyana Phase-2" do hereby solemnly declare, undertake and state oath as under:
- 1. That the promoter has applied for registration of the project "Manzil Ashiyana Phase-2" admeasuring area 9411.82 sq. mtr. situated in the One World Integrated Township, Baghamau, Lucknow, before Uttar Swom and Verified

before me

I indentify the deponent/executen/s

Statutory AlertAdvocate & Notary

1. The authenticity of this Stamp certificate should be verified at www.strdiestamp.com or Any discrepancy to the statistic on this Conditional as available on the website / Mobile The onus of checking the legitimacy is on the users of the certificate.

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

Pradesh Real Estate Regulatory Authority (UP-RERA) via application id 753481 on 19.05.2023.

- 2. That the Lucknow Development Authority by way of Lease Deed has leased the Gram Samaj land in favour of M/s. ANS Developers Private Limited and as per the provision in Para 7 of the lease deed, the lease period shall be for a period of 30 years and it shall be renewed after 30 years and thereafter for another 30 years, thus the total lease period shall be of 90 years. M/s. ANS Developers Private Limited shall and undertakes to renew the period of the lease after every 30 years period as per the provision laid down in Para No. 7 of the lease deed dated 24.06.2015.
- 3. That the promoter will disclose the khasra numbers 235, 236, & 760P of Gram Samaj Land are falling in the project "Manzil Ashiyana Phase-2" to all its eustomers/allottees in all the documents such as agreement to sell and conveyance deeds, brochures, advertisements, application form and



Verification

I, Kunal Seth, aged about 30 years, S/o Shri Sanjay Seth, R/o 8/1, Vikramaditya Marg, Hazratganj, Lucknow, Authorized Signatory and Director of **M/s. ANS Developers Private Limited**, a private limited company having its Corporate Office at 11th floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010 UP India, do hereby declare that the contents in para No.1 to 3 of my above Affidavit are true and correct.

Deponent

Lucknow

Dated:14.06.2023

Sworn and Verified before me

SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

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Company Name **ROC Code** Registration Number Company Category Company SubCategory Class of Company

Number of Members(Applicable in case of company without Share Capital)

Date of Incorporation Registered Address

Address other than R/o where all or any books of account and papers are maintained

Email Id Whether Listed or not

ACTIVE compliance Suspended at stock exchange

Date of last AGM Date of Balance Sheet Company Status(for efiling) U70109DL2006PTC389838

ANS DEVELOPERS PRIVATE LIMITED

RoC-Delhi 389838

Company limited by Shares

Non-govt company Private 1000000000 617386230

01/09/2006

A2/3, F.F., Safdarjung Enclave, New Delhi Delhi South Delhi DL

110029 IN

11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar,

Lucknow UP 226010 IN secretarial@shalimar.org

Unlisted **ACTIVE** compliant

30/09/2022 31/03/2022 Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
Movable property (not being pledge)	6223500	18/11/2015		CLOSED
	300000000	29/12/2014	30/03/2015	CLOSED
Equipment/Vehicles	1208000	30/06/2017		CLOSED
Movable property (not being pledge)	2332000	25/09/2018		CLOSED
Motor Vehicle (Hypothecation)	800000	25/11/2016		CLOSED
Immovable property or any interest therein	12850000	02/01/2020		CLOSED
Motor Vehicle (Hypothecation)	8000000	16/10/2021		OPEN
Immovable property or any interest therein	250000000	28/01/2019		CLOSED
Immovable property or any interest therein	250000000	28/02/2019		CLOSED
Immovable property or any interest therein	11600000	13/12/2019		OPEN
Immovable property or any interest therein	17100000	13/12/2019		CLOSED
Immovable property or any interest therein	30000000	13/12/2019		OPEN
Immovable property or any interest therein	11600000	13/12/2019		CLOSED
Immovable property or any interest therein	12850000	13/12/2019		CLOSED
	4480000	24/12/2019		Closed
Motor Vehicle (Hypothecation)	16000000	25/06/2021		OPEN
Immovable property or any interest therein	44500000	29/12/2020		CLOSED
novable property or any interest therein; charge on scheduled receivables of project	145241249	10/02/2021	25/03/2022	CLOSED
novable property or any interest therein; Escrow A/c with HDFC Bank for scheduled receivable	1500000000	28/03/2017	25/03/2022	CLOSED

Imm Imm

850000000	20/07/2022	Open
12000000	22/10/2022	Open
25000000	06/03/2023	Open
400000000	27/03/2023	Onen

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
00050010	KHALID MASOOD	17/06/2020		
00157623	MOHD ABDULLAH MASOOD	30/09/2014		
00282595	SYED ANWAR MAHMOOD RIZVI	21/08/2012		
00940285	HARVINDER SINGH SARNA	26/08/2015		
06360228	KUNAL SETH	15/03/2014		
07155637	SUSHIL KUMAR SARAOGI	26/08/2015		
AREPP3114H	JYOTI K DASS	01/01/2020		
BCDPJ8098P	AFSAR JAHAN	31/10/2017		
ACCPC5598F	Sheo Janam Chaudhari	11/12/2021		

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