



GHAZIABAD DEVELOPMENT AUTHORITY

4003

SANCTION LETTER

PERMIT DATE : 18 Nov 2020

FILE No. : GDA/BP/20-21/0160

PERMIT NO. : Retail Shop/00168/GDA/BP/20-21/0160/05092020
USE : Commercial
SCHEME : M/s A.S.M. Management Consultant Pvt. Ltd.
PROPERTY : Plot No./Survey No. :C-2-
Convenient shop
LandMark: NOOR NAGAR
Revenue Village: NA
Tehsil: Ghaziabad
District: Ghaziabad
NAME : ASM MANAGEMENT CONSULTANTS PVT LTD
ADDRESS : Flat No. 47, Ground Floor Shakti Khand-I, Indirapuram, Ghaziabad, GHAZIABAD, Uttar Pradesh, 201010

Your application submitted in the reference has been examined as per rules and found suitable for provisional sanction.

Date of Validity: **17 Nov 2025** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.

- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

22) Green belt creation will also act as a mitigating factor.

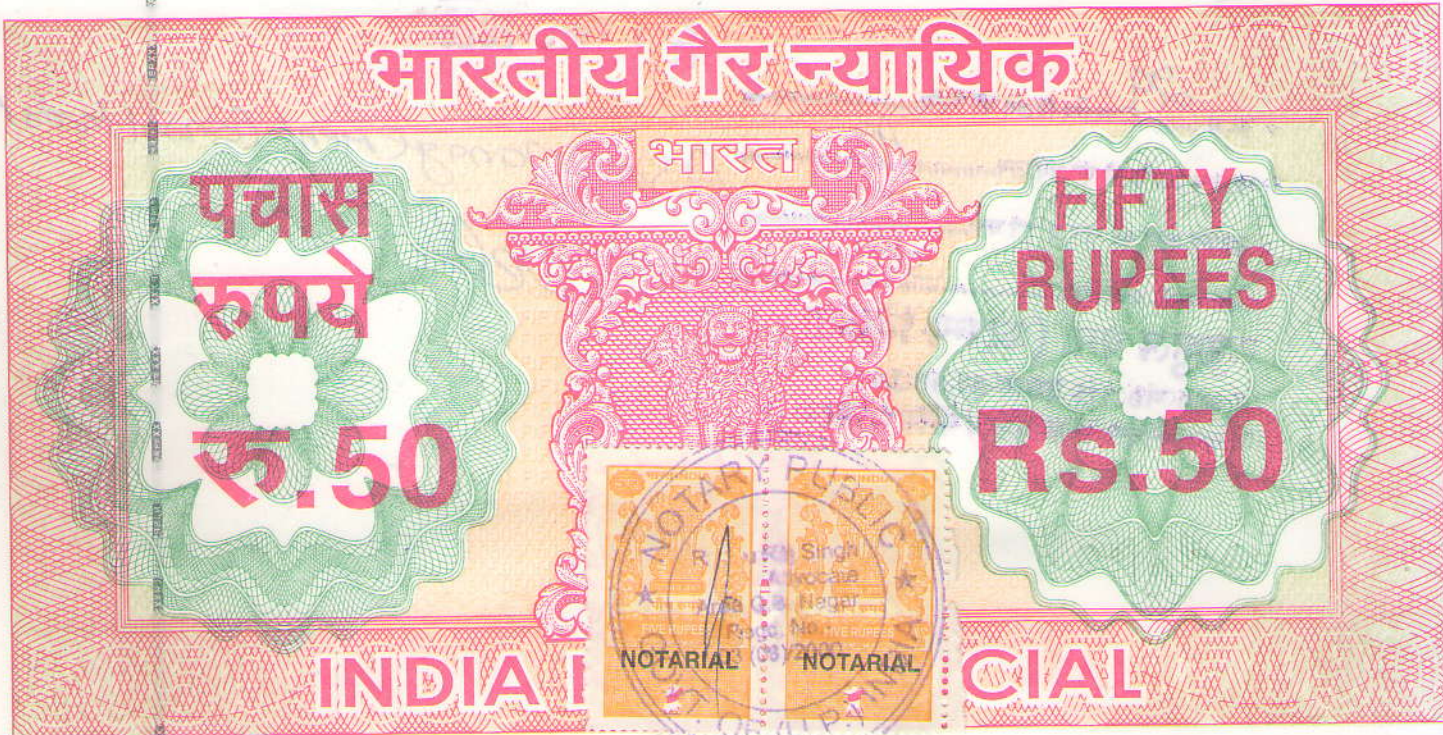
SPECIAL CONDITIONS :

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Name : ASHEESH SHIVPURI
Designation : Chief Architect and Town Planner
Organization : GHAZIABAD DEVELOPMENT AUTHORITY
Date : 18-Nov-2020 10: 19:10

GHAZIABAD DEVELOPMENT AUTHORITY



उत्तर प्रदेश UTTAR PRADESH

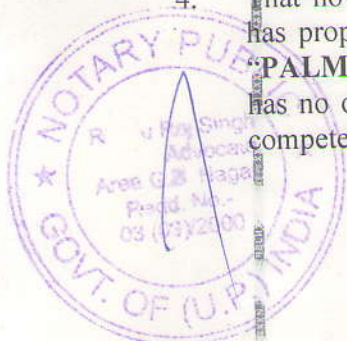
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AFFIDAVIT CUM DECLARATION

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

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रहस्य विक्रय की तिथि: 12

स्वस्थ कय करने का प्रयोजन.....

हस्ताक्षर क्रेता का नाम एवं पता

स्थाप्य की जानकारी.....

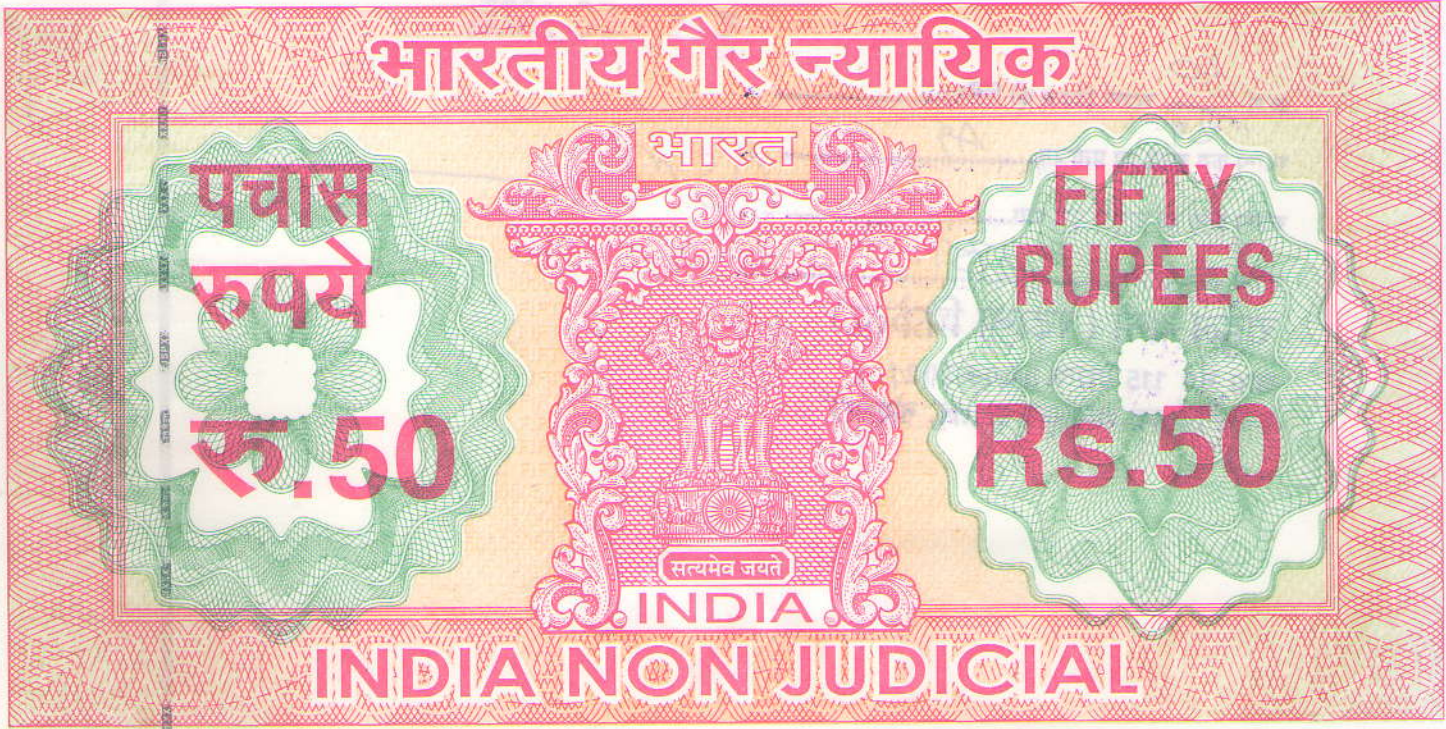
राहुल वर्मा (रक्षा मंत्रालय)

ला० नं० ११५ वैद्यता ३१.०३.२०२१

सुप-निदेशक कार्यालय परिसर, नोएडा

ASON management Consultants Pvt. Ltd.

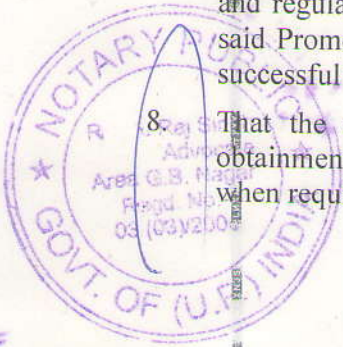
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5. That now the company is hereby transferring all its right to develop, construct, sell and do all other ancillary activities pertaining to the project in accordance with Permit No. Retail Shop/00168/GDA/BP/20-21/0160/05092020, valid up to 17.11.2025 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
1 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 वैधता 31.03.2021

उप-निबंधक कार्यालय पारसर, नोएडा

ASM

SBI-

CG 313958

राज्य 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 the GDA and towards its respective officers, 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. Singh (U.P.) INDIA
1 DEC 2020
RAGHU RAI SINGH, L.L.M.

