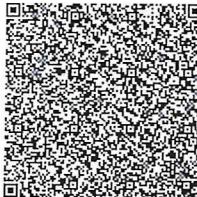


# Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP46323110907021X
Certificate Issued Date	:	17-Nov-2025 12:36 PM
Account Reference	:	NEWIMPACC (SV)/ up14838004/ LUCKNO
Unique Doc. Reference	:	SUBIN-UPUP1483800489382789912579X
Purchased by	:	SHALIMAR LAKECITY PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	SHALIMAR LAKECITY PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	SHALIMAR LAKECITY PVT LTD
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)



Please write or type below this line



**Affidavit cum Undertaking**  
**(For Registration of Project under RERA)**

I, Sheo Janam Chaudhari, S/o Late Shri C.D. Chaudhari, aged 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow, Authorized Signatory of M/s. **Shalimar Lakecity Private Limited** a private limited company having its Regd. Office situated at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, promoter of the project "**Valencia County East Phase 2**" do hereby solemnly declare, undertake and state as under:

That the promoter has applied for registration of the project "**Valencia County East Phase 2**" situated at Khasra no. 140Kha, 143Ka, 143Kha, 144, 145,146,147,148,149, 150Ka, 150Kha, 150Ga, 150Gha, 150Da, 248, 249, 250, 251 in the One World Integrated Township, Baghamau, Lucknow, before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).

For Shalimar Lakecity Pvt. Ltd.

## Authorised Signatory

**Statutory Alert:**

1. 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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

2. That out of all Khasra nos. on which the proposed project is situated, Khasra no. **143Ka admeasuring 3100 sq. mtr.** is owned by promoter on which construction is proposed and **143Kha admeasuring 1700 sq. mtr.** is Gram Samaj land obtained through lease deed dated 24-06-2015 on which no construction is proposed.
3. That no villa/unit is proposed on any part of Gram Samaj land bearing khasra no. 143Kha (1700 Sq. Mtr.), 145, 148, 249, 250 in this project.
4. That it is declared that no construction is proposed on the aforementioned gram samaj land and these areas will be left as open area in the project.
5. That it is further declared that in future also, no construction will be done on the gram samaj land and the said land will be left as open areas.
6. That the promoter will disclose the details of leasehold land coming in the project "**Valencia County East Phase 2**" to all its customers/allottees in all the documents such as agreement to sell and conveyance deeds, brochures, advertisements, application form and allotment letters.

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory  
Deponent

#### VERIFICATION

I, Sheo Janam Chaudhari, S/o Late Shri C.D. Chaudhari, aged 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow, Authorized Signatory of **M/s. Shalimar Lakecity Private Limited**, a private limited company having its Regd. Office situated at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, do hereby declare that the contents in para No.1 to 6 of my above Affidavit are true and correct.

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

Deponent

This Affidavit is verified at Lucknow on 20.11.2025



Sworn & Verified  
before me.

Rekha Arora  
Adv. & Notary  
H.Q. Lucknow (U.P.) India  
Regd. No 31(79)2001

Identify that deponent/executant/surety  
who has signed/put T.I. before me.



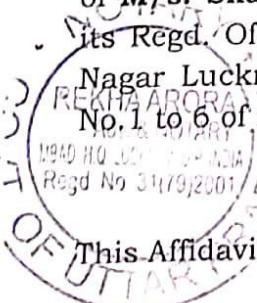
1. That the promoter has applied for registration of the project "**Valencia County East Phase 2**" situated at Khasra no. 140Kha, 143Ka, 143Kha, 144, 145, 146, 147, 148, 149, 150Ka, 150Kha, 150Ga, 150Gha, 150Da, 248, 249, 250, 251 in the One World Integrated Township, Baghamau, Lucknow, before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).
2. That out of all Khasra nos. on which the proposed project is situated, Khasra no. **250 admeasuring 520 sq. mtr. is Chak Road** obtained by promoter through lease deed with Govt. of U.P. dated 24-06-2015 on which no construction is proposed.
3. That the Promoter undertakes that the Chak Road as mentioned above will be left open and no villas/units will be constructed over the same. Further, promoter will keep the Chak road area intact with boundary wall and gate. The access will be open for residents of township.
4. That the Promoter affirms compliance with all the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations made thereunder, and assumes full responsibility for the truthfulness and correctness of the information and particulars stated herein.



Deponent

#### VERIFICATION

I, Sheo Janam Chaudhari, S/o Late Shri C.D. Chaudhari, aged 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow, Authorized Signatory of **M/s. Shalimar Lakecity Private Limited**, a private limited company having its Regd. Office situated at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, do hereby declare that the contents in para No. 1 to 6 of my above Affidavit are true and correct.



This Affidavit is verified at Lucknow on 25.11.2025

Sworn & Verified  
before me  
RA

Rekha Arora  
Adv. & Not  
W. H. Lucknow (U.P.)  
Regd. No. 3179/2001

Identify the deponent/executant/surety  
who has signed/put T.L. before me



Deponent



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP29497212242568X

e-Stamp



₹10

₹10 ₹10 ₹10 ₹10

## Certificate No.

IN-UP29497212242568X

Certificate Issued Date

07-Nov-2025 01:23 PM

Account Reference

NEWIMPACC (SV)/ up14266004/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

SUBIN-UPUP1426600455925561871816X

Purchased by

SHALIMAR LAKECITY PVT LTD

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

SHALIMAR LAKECITY PVT LTD

Second Party

Not Applicable

Stamp Duty Paid By

SHALIMAR LAKECITY PVT LTD

Stamp Duty Amount(Rs.)

10  
(Ten only)

सत्यमेव जयते



IN-UP29497212242568X

Please write or type below this line

**Affidavit cum Undertaking  
(For Registration of Project under RERA)**

I, Sheo Janam Chaudhari, S/o Late Shri C.D. Chaudhari, aged 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow, Authorized Signatory of **M/s. Shalimar Lakecity Private Limited** a private limited company having its Regd. Office situated at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, promoter of the project "**Valencia County East Phase 2**" do hereby solemnly declare, undertake and state as under:

- That the promoter has applied for registration of the project "**Valencia County East Phase 2**" situated in the One World Integrated Township, Baghamau, Lucknow, before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

*Rekha Arora*  
Adv. & Notary  
W.O. Lucknow (U.P.)  
Regd No 31(79)2001

## Statutory Alert:

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

2. That out of all Khasra nos. on which the proposed project is situated, Khasra no. 143KH,145,148,249,250 of Gram Samaj Land admeasuring Area 764.73 sq. mtr. falls under the above project, which promoter acquired through lease deed no. 9652 dated 24.06.2015.
3. That no villa/unit is proposed on any part of Khasra No. 143KH,145, 148,249,250 in this project.
4. That it is declared that no construction is proposed on the aforementioned gram samaj land and these areas will be left as open area in the project.
5. That it is further declared that in future also, no construction will be done on the gram samaj land and the said land will be left as open areas.
6. That the promoter will disclose the details of leasehold land coming in the project "**Valencia County East Phase 2**" to all its customers/allottees in all the documents such as agreement to sell and conveyance deeds, brochures, advertisements, application form and allotment letters.

For Shalimar Lakecity Pvt. Ltd.

  
Authorised Signatory  
Deponent

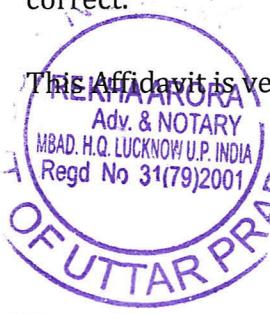
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I, Sheo Janam Chaudhari, S/o Late Shri C.D. Chaudhari, aged 63 years R/o 81, Bal Vihar Colony, Picnic Spot Road, Faridi Nagar, Lucknow, Authorized Signatory of M/s. **Shalimar Lakecity Private Limited**, a private limited company having its Regd. Office situated at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India, do hereby declare that the contents in para No.1 to 6 of my above Affidavit are true and correct.

For Shalimar Lakecity Pvt. Ltd.

  
Authorised Signatory  
Deponent

This Affidavit is verified at Lucknow on 06.11.2025



worn & Verified  
before me

Rekha Arora  
Adv. & Notary  
10 Lucknow (U.P.)  
Regd No 31(79)2001

Identify that deponent/executant/surety  
who has signed/put T.L. before me.

# **ANS DEVELOPERS PRIVATE LIMITED**

*(Earlier known as 'Shalimar Lakecity Private Limited)*

Registered Address: 308, 3<sup>rd</sup> Floor, Tulsiani Chambers, Nariman Point, Mumbai, Maharashtra-400021  
Corporate Office: 11<sup>th</sup> Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010, Uttar Pradesh  
CIN: U70109MH2006PTC237856; Email ID: [secretarial@shalimar.org](mailto:secretarial@shalimar.org); Telephone: +91-522-4030444

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ANS DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, 22ND DAY OF MARCH, 2021 AT THE CORPORATE OFFICE OF THE COMPANY, 11<sup>TH</sup> FLOOR SHALIMAR TITANIUM, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010 UTTAR PRADESH AT 10.30 A.M.**

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorize **Mr. Sheo Janam Chaudhari** S/o Mr. C D Chaudhry R/o 81 Bal Vihar Picnic Spot Road, Faridi Nagar, Cimap, Uttar Pradesh-226015 to receive, submit & deal with the all correspondence (s), communications, queries received from Lucknow Development Authority, Uttar Pradesh Pollution Control Board, Town and Country Planning of Uttar Pradesh, District Magistrate of Lucknow & Barabanki, Uttar Pradesh Fire Service, Lucknow Nagar Nigam, Lucknow Jal Sansthan, Central Ground Water Authority (CGWA), Public Works Department, Uttar Pradesh or any other departments, offices, on behalf of the Company."

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Board or shall be exercisable by him so long as they are in the concerned to the Company."

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of the aforesaid powers done by **Mr. Sheo Janam Chaudhari** and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the Company against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For ANS DEVELOPERS PRIVATE LIMITED

*Khalid Masood*  
//Certified true copy//

Khalid Masood

Director

(DIN: 00050010)

Address: 196-4, New Balrampur Hospital,  
Gola Ganj, Aminabad Park,  
Lucknow- 226018

Specimen Signature  
Mr. Sheo Janam Chaudhari

