



**AFFIDAVIT**

I, Binay Tiwari, S/o Krishna Tiwari, R/o Shopping Square, Sec-D, Director/Authorized Signatory of **Ansal Properties & Infrastructure Limited**, having its registered office at **2<sup>nd</sup> Floor, Shopping square-2 Sector-D, Sushant Golf City, Lucknow-226030**, do hereby solemnly declare, undertake and state as under:

1. That Ansal Properties & Infrastructure Limited **executed sale deeds as mentioned in schedule A below** of area admeasuring **11140 sq. mtr.** situated at Sector- G, Pocket-5, Sushant Golf City, Sultanpur Road, Lucknow.
2. That the said land is **free from all sort of encumbrances, liens, attachments, mortgages, transfer and charges** etc. and promoter is free to deal with the plot.
3. That the Deponent undertakes that all the external facilities associated with the land such as Sewer system, Water, Drainage, Street Lights, Road etc. will be provided by M/s. Ansal Properties and Infrastructure Limited and in future all such services shall be maintained either by M/s. Ansal Properties and Infrastructure Limited or its nominated agency, as the case maybe.

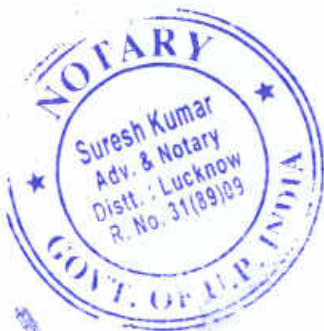
Identify the deponent/executant who have signed before me.



**Verification**

I, Binay Tiwari, S/o Krishna Tiwari, R/o Shopping Square, Sec-D, Director/Authorized Signatory of **Ansal Properties & Infrastructure Limited**, having its registered office **2<sup>nd</sup> Floor, Shopping square-2 Sector-D, Sushant Golf City, Lucknow-226030**, do hereby declare that the contents in para No.1 to 4 of my above Affidavit are true and correct.

This Affidavit is verified at Lucknow on 01/03/24



**SIGNATURE ATTESTED**

**SURESH KUMAR**

Advocate & Notary Public

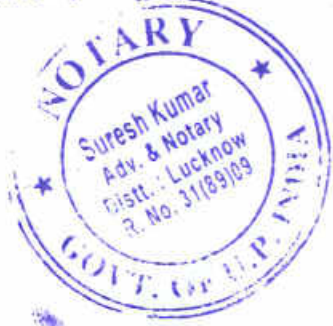
417/175, Kal/14, Near Mahar Devi Das Marg,

Niwaj ganj, Chowk, Lucknow, 01/03/24

Schedule A

S. No.	Khasra no.	Land Area in Hect.	Sale deed no.	Date	Purchased By	Location
1	300	0.1833	37939	03.11.2023	Ansal Properties & Infrastructure Ltd.	Village- Hasanur Khewli, Tehsil- Sarojnigar
2	300	0.0367	37577	01.11.2023	Sunil Kumar	Lucknow
3	301	0.3790	31664	29.09.2023	Ansal Properties & Infrastructure Ltd.	
4	305	0.0644	574	11.01.2012		
5	305	0.0644	2527	19.03.2007		
6	305	0.2580	3599	05.04.2007		
7	305	0.0644	5038	22.05.2007		
8	305	0.0644	6961	12.04.2012		

I Identify the deponent/executant who has signed before me.



SIGNATURE ATTESTED

**SURESH KUMAR**  
 Advocate & Notary Public  
 417/125, Ka/14, Near Major Darsi Das Marg  
 Niraj ganj, Chock, Lucknow  
 9/8/24

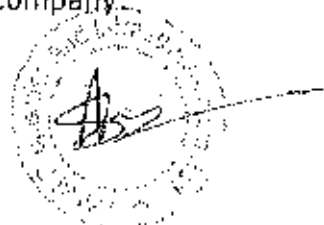
**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE DIRECTORS OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED, AT THEIR MEETING HELD ON THE 12<sup>TH</sup> AUGUST, 2022 AT NEW DELHI**

**Authorization for dealing with legal matters of various projects situated in Lucknow, Uttar Pradesh (Modification of earlier resolution dated 03<sup>rd</sup> November, 2021)**

**"RESOLVED THAT** in supersession of earlier Resolution passed by the Directors of the Company at their meeting held on the 03<sup>rd</sup> November, 2021, approval of the Directors be and are hereby accorded to authorize and empower, severally, the following officers / executives of the Company (hereinafter referred as "Authorized Persons"), to do the following acts/deeds and thing, as may be necessary, in respect of legal proceedings initiated before Courts/Tribunals/Forums at Uttar Pradesh, for the projects of the Company situated at Lucknow, Uttar Pradesh, in the manner hereunder mentioned:

1. Shri Satyendra Kumar Singh (Principal Advisor)
  2. Shri Bhavnesh Gujral (Add. Vice President- S&M)
  3. Shri Virender Singh (Asstt. Vice President - Projects)
  4. Shri Santosh Singh (Sr. General Manager - S&M)
  5. Shri Shailesh Dwivedi (Sr. General Manager-Liason)
  6. Shri Ashish Ojha (Asstt. General Manager - S&M)
  7. Shri Farhan Siddiqui (Asstt. General Manager - S&M)
  8. Shri Manish Pandey (Sr. Manager - S&M)
  9. Shri Anil Pandey (Sr. Manager - Land Dept.)
  10. Shri Amit Arora (Manager - Accounts)
  - ✓ 11. Shri Binay Tiwari (Manager - Projects)
  12. Shri Ayush Pratap Singh (Dy. Manager - S&M)
  13. Smt. Surbhi Saxena (Asstt. Manager - S&M)
  14. Shri Mahender Singh (Asstt. Manager - Projects)
  15. Ms. Riya Rathore (Executive - Legal)
- a. To represent the Company in legal proceedings initiated before Courts at Uttar Pradesh.
  - b. to sign, submit, verify, institute, conduct, defend complaints, legal proceedings, pleadings, evidence, statements, documents, affidavits, certificates, petitions, vakalatnamas and applications before various Courts at Uttar Pradesh.
  - c. to sign and execute relevant form/s as may be required/ applicable under various laws/ statutes.
  - d. to do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

**RESOLVED FURTHER THAT** all acts, things or deeds, done or caused to be done, by aforesaid Authorized Persons for the above matter, before conferring this authorization, be and are hereby ratified and confirmed, as being done or caused to be done for and on behalf of the Company.



**RESOLVED FURTHER THAT** all such acts, deeds, matters and things, done or to be done by aforesaid Authorized Persons in connection with and to safeguard the Interest of the Company, shall be binding on the Company and deemed to have been done by the Company itself

**RESOLVED FURTHER THAT** upon exercising the aforesaid authority, the concerned Authorised Person of the Company shall Intimate to the Company Secretarial Department within 15 days of such exercise of authority/ies.

**RESOLVED FURTHER THAT** above authorization in favour of the aforesaid Authorized Persons, shall remain in force till the date they remain in the employment/hold position in the Company or any other resolution is passed by the Directors, modifying and/or revoking this authorization, whichever is earlier.

**RESOLVED FURTHER THAT** a certified true copy of this Resolution be forwarded wherever required under the signatures of any Director or Company Secretary of the Company."

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**Certified to be correct**  
**for Ansal Properties & Infrastructure Limited**

  
**Abdul Sami**  
**General Manager (Corporate Affairs) &**  
**Company Secretary**  
**FCS-7135**



3. That there is no other project registered in RERA on the same Plot/Arazi number as mentioned above in point 1.
4. That our project is situated inside Hitech Township by the name & style of "Sushant Golf City" being developed by M/s. Ansal Properties & Infrastructure Limited (hereinafter referred to as "principle promoter").
5. That responsibility to develop the common areas and facilities of the Hitech Township is solely on principle promoter, whereas common areas and facilities pertaining to proposed project "Jashn Elevate Phase 1" is to be developed by us.
6. That project land is free from all sort of encumbrances and an advocates report declaring the same is attached in the application for registration.
7. That in case principle promoter fails to develop any kind common areas and facilities associated with the project, the promoter declare that "Privue Builders Private Limited" will complete the same for their allottees.



#### Verification

I, Sanjay Kumar, S/o Gupteshwar Prasad, aged 53 years, R/o 417 B Park Infinia, Sector 2, Udayan 2 Eldeco, Behind Eldeco Express Plaza, Raibareilly Road, Lucknow, Authorize Signatory of Privue Builders Private Limited having its Regd. Office situated at 819 - Naurang House Kasturba Gandhi Marg Delhi 110001, do hereby declare that contents in para No.1 to 7 of my above Affidavit are true and correct.

This Affidavit is verified at Lucknow on 01/03/24



SIGNATURE ATTESTED  
**SURESH KUMAR**  
Advocate & Notary Public  
417/175, Ka/14, Near Majar Dev/Das Marg  
Niwaj ganj, Chowk, Lucknow  
01/03/24

  
Identify the deponent/executor who  
have signed before me.

### BEFORE THE UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY

In the case of Privue Builders Private Limited

**"RESOLVED THAT the firm/company has decided to authorize Mr. Sanjay Kumar**, Head Construction & Planning of the entity be and is hereby authorized to represent the entity and its partners before the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

**FURTHER RESOLVED THAT**, Mr. Sanjay Kumar, Head Construction and Planning of the entity be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also; to appear in the Appellate Tribunal / Court / Arbitration proceedings on behalf of the entity to sign and verify the pleadings ; to tender the evidence; to allow/produce evidence of other relevant persons; to submit the documents; to swear affidavit(s); to make the depositions & statements; to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes." The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

Place: Gurugram

Date: 08.02.2024

For Privue Builders Private Limited



Director

I accept -



Mr. Sanjay Kumar

Authorised Representative

### PRIVUE BUILDERS PRIVATE LIMITED

Regd. Off.: A-56, Naraina Industrial Area, Phase-1, New Delhi-110028  
Corp. Office- B-106, South City-1, Gurgaon-122001  
Lucknow Office : 106, Felix Square, Sushant Golf City, Lucknow-226030

GST : 06AAGCP6648E1ZB, CIN NO. U70101DL2012PTC237712

Phones : 0124-4090160 Customer Care- 011-43146314

Email- sales@jashnrealty.com, info@jashnrealty.com | Website- www.jashnrealty.com

# प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2024/105221/LCK/LUCKNOW/5127/DD

दिनांक: 10-01-2024

प्रमाणित किया जाता है कि मैसर्स **PRIVUE BUILDERS PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **GH 1A, SECTOR G, POCKET 5, SUSHANT GOLF CITY, SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW** तहसील - **SAROJNINAGAR** प्लॉट एरिया **38919.26 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **141343.24** (वर्गमीटर), ब्लॉकों की संख्या **6** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
BLOCK A	16	1	50.0 mt.
BLOCK B	16	1	50.0 mt.
BLOCK C	16	1	50.0 mt.
BLOCK D	16	1	50.0 mt.
BLOCK E	16	1	50.0 mt.
CONVENIENT SHOPS	2	0	07.05 mt.

है। भवन का अधिभोग मैसर्स **PRIVUE BUILDERS PRIVATE LIMITED** 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 **Residential** 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 **PRIVUE BUILDERS PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

**Note :** अग्निशमन /ढांचागत व्यवस्था एनबीसी तथा सेटबैक इत्यादि भवन निर्माण एवं विकास उपविधि के अनुसार वांछनीय होगा तथा अग्निशमन अधिकारी की संस्तुति आख्या के आधार पर अनापत्ति प्रमाण पत्र निर्गत किया जाता है

"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। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By  
(MANGESH KUMAR)

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12-01-2024

निर्गत किये जाने का दिनांक : 12-01-2024  
स्थान : LUCKNOW