



INDIA NON JUDICIAL



IN-UP06496683691855W

Government of Uttar Pradesh

e-Stamp

Monu Sharma  
(Advocate)

246

₹ 1,000

ANKUR GOEL STAMP VENDOR

Licence No. 303

ACC Code : UP14000104

Tehsil Compound, Ghaziabad

Certificate No. UP-03813/19 IN-UP06496683691855W  
 Certificate Issued Date: 26-Mar-2024 11:39 AM  
 Certificate Issued No: 9990782773, 9873455385  
 Account Reference : NEWIMPACC (SV)/ up14000104/ GHAZIABAD/ UP-GZB  
 Unique Doc. Reference : SUBIN-UPUP1400010409087447174287W  
 Purchased by : AU REAL ESTATE SERVICES PRIVATE LIMITED  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : AGARWAL ASSOCIATES PROMOTERS LIMITED  
 Second Party : AU REAL ESTATE SERVICES PRIVATE LIMITED  
 Stamp Duty Paid By : AU REAL ESTATE SERVICES PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 1,000  
 (One Thousand only)

सत्यमेव जयते

LOCKED BY

S.R.G. IInd  
Ghaziabad



Please write or type below this line

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

RD 0026454205

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at [www.mca21stamp.com](http://www.mca21stamp.com) or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

## JOINT DEVELOPMENT AGREEMENT

The JOINT DEVELOPMENT AGREEMENT is executed on 26<sup>th</sup> day of March, 2024 between;

**M/s. Agarwal Associates (Promoters) Limited**, a Limited Company incorporated under the Companies Act, 1956, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh, duly authorized vide Board Resolution dated 17.02.2024, passed by Board of Directors, here-in-referred to as "AAPL/first Party",  
(PAN AAACA2789D);

And

For Agarwal Associates (Promoters) Ltd.

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorized Signatory

आवेदन सं०: 202400739027068

## अनुबंध विलेख/घोषणा पत्र

वही सं०: 4

रजिस्ट्रेशन सं०: 246

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री मै० अग्रवाल एसोसिएट्स प्रमोटर्स लि० द्वारा  
 प्रहलाद सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,  
 पुत्र श्री नाहर सिंह  
 व्यवसाय : अन्य  
 निवासी: 10 न्यू राजधानी एन्क० विकास मार्ग दिल्ली




प्रहलाद सिंह अधिकृत पदाधिकारी/  
 प्रतिनिधि

श्री, मै० अग्रवाल एसोसिएट्स प्रमोटर्स लि० द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 26/03/2024 एवं 02:33:47  
 PM बजे  
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भीम रतन प्रभारी  
 उप निबंधक :सदर द्वितीय  
 गाजियाबाद  
 26/03/2024

निबंधक लिपिक  
 26/03/2024

प्रिंट करे




**M/s. AU Real Estate Services Private Limited**, a Private Limited Company incorporated under the Companies Act, 2013, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092 through its authorized signatory, Mr. Ashish Agarwal S/o Shri B. B. Agarwal, duly authorized vide Board Resolution Dated 17.02.2024 passed by the Board of Directors, here-in-referred to as **"AU Real / Second Party"**.

(PAN AAYCA0592J);

For Agarwal Associates (Promoters) Ltd.

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory



आवेदन सं०: 202400739027068

बही सं०: 4

रजिस्ट्रेशन सं०: 246

वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री मै० अग्रवाल एसोसिएट्स प्रमोटर्स लि० के द्वारा प्रहलाद सिंह, पुत्र श्री नाहर सिंह

निवासी: 10 न्यू राजधानी एन्क० विकास मार्ग दिल्ली

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री मै० ए० यू० रियल इस्टेट सर्विसेज प्रा० लि० के द्वारा आशीष अग्रवाल, पुत्र श्री बी० बी० अग्रवाल

निवासी: 10 न्यू राजधानी एन्क० विकास मार्ग दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अंकित, पुत्र श्री महकार

निवासी: 82 सादत नगर इकला डासना गा०बाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री रिकू शर्मा, पुत्र श्री ब्रिजेश शर्मा

निवासी: म०त० 284 रामनगर गा०बाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भीम रंजन प्रभारी

उप निबंधक: सदर द्वितीय

गाजियाबाद

26/03/2024

निबंधक लिपिक गाजियाबाद

26/03/2024

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:

प्रिंट करे

**WHEREAS** the First Party has developed an Integrated Township, Aditya World City situated at Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP.

**AND WHEREAS** the First Party has got the building plans approved for the Plot bearing No. GH-7 in Sector 6 situated at Aditya World City, Ghaziabad, UP vide File No. GDA/BP/23-24/1298 Permit Date 16<sup>th</sup> February 2024 from the competent authority, Ghaziabad Development Authority, Ghaziabad;

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

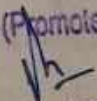


UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob.: 9990782773, 9873433395

**AND WHEREAS** the First Party had executed sale deed in respect of Plot bearing No. GH-7 in Sector 6 situated at Aditya World City, Ghaziabad, UP in favor of the Second Party on 20.02.2024 which was registered at SL. No. 2114 in Bahi No. 01 Zild No. 42980 at Pages 225 to 264 on 20.02.2024 in the Office of Sub registrar IV<sup>TH</sup>.

**NOW THIS JOINT DEVELOPMENT AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-**

1. The First Party has given all sorts of rights in the above said plot and approved maps in favor of the Second Party vide registered sale deed executed in favor of the Second Party as mentioned above.

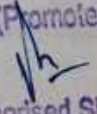
For Aganwal Associates (Promoters) Ltd.  
  
Authorised Signatory

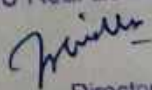
For A U Real Estate Services Pvt. Ltd.  
  
Director/Authorised Signatory

**AND WHEREAS** the First Party had executed sale deed in respect of Plot bearing No. GH-7 in Sector 6 situated at Aditya World City, Ghaziabad, UP in favor of the Second Party on 20.02.2024 which was registered at SL. No. 2114 in Bahi No. 01 Zild No. 42980 at Pages 225 to 264 on 20.02.2024 in the Office of Sub registrar IV<sup>TH</sup>.

**NOW THIS JOINT DEVELOPMENT AGREEMENT AND ITS TERMS AND CONDITIONS ARE WITNESSETH AS UNDER:-**


1. The First Party has given all sorts of rights in the above said plot and approved maps in favor of the Second Party vide registered sale deed executed in favor of the Second Party as mentioned above.

For Agarwal Associates (Promoters) Ltd.  
  
Authorised Signatory

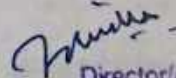
For A U Real Estate Services Pvt. Ltd.  
  
Director/Authorised Signatory

2. The Second Party may apply for and obtain registration from UP RERA Authority for registration of above said projects, and may add first party as Developer.
3. The Second party will be entitled to independently develop and market the project / units situated in the above said plot in pursuance of the above said registered sale deed.
4. The Second Party will comply with all terms and conditions of the above said registered sale deed.
5. The First Party will incorporate the Second Party to obtain completion certificate of the above said project in the name of the First Party.

For Aganwal Associates (Promoters) Ltd.

  
Authorised Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

IN WITNESSES WHEREOF THE PARTIES HAVE EXECUTED THIS JOINT DEVELOPMENT AGREEMENT / CONSORTIUM AGREEMENT ON THE DAY MENTIONED ABOVE AT GHAZIABAD AND HAVE CAUSED THIS JOINT DEVELOPMENT AGREEMENT / CONSORTIUM AGREEMENT TO BE SIGNED ON THEIR BEHALF IN THE MANNER SET OUT BELOW:

For Agarwal Associates (Promoters) Ltd.

  
Authorized Signatory

**First Party**

**For Agarwal Associates (Promoters) Limited**

**Authorized Signatory / First Party**

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

**Second Party**

**For AU Real Estate Services Private Limited**

**Authorized Signatory / First Party**

For Agarwal Associates (Promoters) Ltd.

  
Authorised Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

Witness :

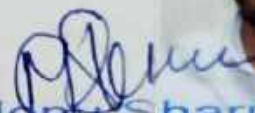
1. SH. RINKU SHARMA S/O SH. BRIJESH SHARMA

R/O H.NO.284, RAM NAGAR, GHAZIABAD

Aadhar No. XXXX XXXX 3983

  
Rinku



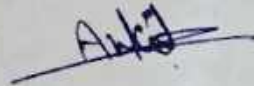
  
Monu Sharma  
(Advocate)

UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob: 9990782773, 9873433395


2. SH. ANKIT S/O SH. MAHKAR

R/O 82, SADDAT NAGAR, IKLA, DASNA, GHAZIABAD

Aadhar No. XXXX XXXX 0340


  
Ankit



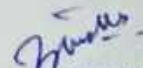
  
Monu Sharma  
(Advocate)

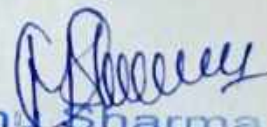
UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob: 9990782773, 9873433395

For Agarwal Associates (Promoters) Ltd.

  
Authorised Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

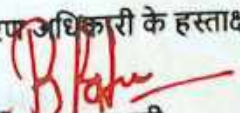
  
Monu Sharma  
(Advocate)

UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob: 9990782773, 9873433395

आवेदन सं०: 202400739027068

बही संख्या 4 जिल्द संख्या 1671 के पृष्ठ 87 से 116 तक क्रमांक 246 पर दिनांक 26/03/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
भीम रतन प्रभारी  
उप निबंधक : सदर द्वितीय  
गाजियाबाद  
26/03/2024

प्रिंट करे





27<sup>th</sup> Feb 2024

To,  
The Branch Manager  
Axis Bank  
Indrapuram, Ghaziabad

**Subject: Standing Instruction in the Bank Accounts of the Project "The Sunflower Phase 1"**

Dear Sir / Madam,

We have opened following three bank account with your branch as per RERA guidelines for "The Sunflower Phase 1" project situated at GH-07, Sector 6, Aditya World City, Shahpur, Bamheta, Ghaziabad, Uttar Pradesh:

Sl. No.	Account Number	Name of Account
1	924020011969357	AU Real Estate Services Private Limited – Collection Account for The Sunflower Phase 1
2	924020011966626	AU Real Estate Services Private Limited – Separate Account for The Sunflower Phase 1
3	924020012149886	AU Real Estate Services Private Limited – Transaction Account for The Sunflower Phase 1

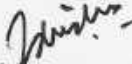
As per RERA guidelines entire collection from customer will be deposited in "Collection Account", then funds will flow as per below schedule.

Flow of Funds Between Bank Accounts	
	<p>The amount received in the Collection Account bearing Number 924020011969357 shall be distributed in the following manner:</p> <ul style="list-style-type: none"><li>(a) 30% of amount received in the Collection Account shall be transferred to RERA Transaction Account bearing number 924020012149886 with Axis Bank.</li><li>(b) 70% of the amount received in the Collection Account shall be transferred to the Separate Bank Account bearing number 924020011966626 with Axis Bank.</li></ul>

We request you to please confirm the flow of funds as per above schedule for the purpose of compliance and RERA Registration.

Thanking you,

Yours faithfully,  
For AU Real Estate Services Private Limited

  
(Ashish Agarwal)  
Director

Date: 28/02/2024

**TO WHOM SO EVER IT MAY CONCERN**

We do hereby certify that M/s AU Real Estate Services Private Limited is maintaining below mentioned three accounts with us for their project "The Sunflower Phase 1".

Sl. No.	Account Number	Account Name
1.	924020011966626	AU Real Estate Services Pvt Ltd Separate account for the SunFlower Phase 1.
2.	924020011969357	AU Real Estate Services Pvt Ltd Collection account for the SunFlower Phase 1
3.	924020012149886	AU Real Estate Services Pvt Ltd Transaction account for the SunFlower Phase 1

**Standing Instruction:-**

1. Transfer not less than 70% to the project "Separate Account" from "Collection Account"
2. Transfer not more than 30% to the project "Transaction Account" from "Collection Account"

IFS Code: UTIB0000636

MICR Code: 110211055

Branch Code: 636

**For AXIS BANK LTD.**  
  
Preenu Mehrotra Khanna  
Sr. Manager & Ops. Head  
Emp. No.: 71884, SS No.: 14388  
Indrapuram, Ghaziabad





Date: 28.02.2024

To  
AU REAL ESTATE SERVICES PVT LTD  
10 VIKAS MARG BIARAT BHAVAN  
NEW RAJDHANI ENCLAVE, EAST DELHI.  
DELHI-110092

Subject- RERA Bank account confirmation- AU REAL ESTATE SERVICES PVT LTD.

Dear Sir

We confirm the below mentioned account numbers with name which are running with Axis Bank, Indirapuram Branch Ghaziabad

**RERA ACCOUNTS-**

1. Name- AU Real Estate Services Pvt Ltd Separate account for the SunFlower Phase 1,  
Account Number- 924020011966626
2. Name- AU Real Estate Services Pvt Ltd Collection account for the SunFlower Phase 1,  
Account Number- 924020011969357.
3. Name- AU Real Estate Services Pvt Ltd Transaction account for the SunFlower Phase 1,  
Account Number- 924020012149886.

For Axis Bank Limited

**For AXIS BANK LTD.**  
  
Preenu Mehrotra Khanna  
Sr. Manager & Ops. Head  
Emp No.: 71884, SS No.: 14388  
Indirapuram, Ghaziabad

Authorized Signatory

BG-1, BG-1 Aditya City Centre, Plot No 3, Vaibhav Khand,  
Indirapuram, Ghaziabad Uttar Pradesh 201010

Tel. No. : (0120)2605062/3 Fax No. : (0120)260 5065

REGISTERED OFFICE : "Trishul" - 3rd Floor Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad 380 006.



**AU REAL ESTATE SERVICES PVT LTD COLLECTION ACCOUNT**

Joint Holder :-

10 VIKAS MARG BHARAT BHAVAN NEW RAJDHANI  
ENCLAVE EAST DELHI  
EAST DELHI  
DELHI  
110092

Customer ID :963838054  
IFSC Code :UTIB0000636  
MICR Code :110211055  
Nominee Registered : N

Registered Mobile No :XXXXXX2222

Registered Email ID:A.XXXAL@AGARWALASSOCIATESGROUP.COM

PAN :AAYCA0592J

Scheme :CA - CURRENT A/C FOR ESCROW ARRANGEMENTS

**Statement of Account No :924020011969357 for the period (From : 25-02-2024 To : 26-02-2024)**

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		<b>OPENING BALANCE</b>			.00	
		<b>TRANSACTION TOTAL</b>	.00	.00		
		<b>CLOSING BALANCE</b>			.00	

Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lien, if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank does not ask you to part with/disclose/revalidate of your iConnect passord,login id and debit card number through emails OR phone call Further,we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious/spam emails, if received by you, to customer.service@axisbank.com

With effect from 1st August 2016, the replacement charges for Debit card and ATM card applicable on Current accounts have been revised. To know more about the applicable charges,please visit www.axisbank.com

Deposit Insurance and Credit Guarantee Corporation (DICGC) insurance cover is applicable in all Banks' deposits, such as savings, current, fixed, recurring etc\* up to maximum amount of Rs 5 Lakh including principal & interest both\* (\* for exceptions and details please refer www.dicgc.org.in )

In compliance with regulatory guidelines, the non-CTS cheque books attached to the accounts would be destroyed in banks core banking System. Thus, Non CTS cheques will not be valid for CASH, Clearing and Transfer transactions

REGISTERED OFFICE - AXIS BANK LTD,TRISHUL,Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad . 380006.This is a system generated output and requires no signature.

BRANCH ADDRESS - AXIS BANK LTD, INDIRAPURAM, GHAZIABAD [UP], ADITYA CITY CENTRE, PLOT 3,VAIBHAV KHAND, , 201010, GHAZIABAD, UTTAR PRADESH, INDIA, TEL:0120-2650062 FAX:2605065

**Legends :**

ICONN - Transaction through Internet Banking

VMT-ICON - Visa Money Transfer through Internet Banking

AUTOSWEEP - Transfer to linked fixed deposit

REV SWEEP - Interest on Linked fixed Deposit

SWEEP TRF - Transfer from Linked Fixed Deposit / Account

VMT - Visa Money Transfer through ATM

CWDR - Cash Withdrawal through ATM

PUR - POS purchase

TIP/ SCG - Surcharge on usage of debit card at pumps/railway ticket purchase or hotel tips

RATE.DIFF - Difference in rates on usage of card internationally

CLG - Cheque Clearing Transaction

EDC - Credit transaction through EDC Machine

SETU - Seamless electronic fund transfer through AXIS Bank

Int.pd - Interest paid to customer

Int.Coll - Interest collected from the customer



**AU REAL ESTATE SERVICES PVT LTD SEPARATE ACCOUNT F**

Joint Holder :- -

10 VIKAS MARG BHARAT BHAVAN NEW RAJDHANI  
ENCLAVE EAST DELH  
EAST DELHI  
DELHI  
110092

Customer ID :963838054  
IFSC Code :UTIB0000636  
MICR Code :110211055  
Nominee Registered : N

Registered Mobile No :XXXXXX2222

Registered Email ID:A.XXXXAL@AGARWALASSOCIATESGROUP.COM

PAN :AAYCA0592J

Scheme :CURRENT ACCOUNT FOR RERA

**Statement of Account No :924020011966626 for the period (From : 25-02-2024 To : 26-02-2024)**

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		<b>OPENING BALANCE</b>			.00	
		<b>TRANSACTION TOTAL</b>	.00	.00		
		<b>CLOSING BALANCE</b>			.00	

Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lien, if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank does not ask you to part with/disclose/revalidate of your iConnect passord,login id and debit card number through emails OR phone call Further,we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious/spam emails, if received by you, to customer.service@axisbank.com

With effect from 1st August 2016, the replacement charges for Debit card and ATM card applicable on Current accounts have been revised. To know more about the applicable charges,please visit www.axisbank.com

Deposit Insurance and Credit Guarantee Corporation (DICGC) insurance cover is applicable in all Banks' deposits, such as savings, current, fixed, recurring etc\* up to maximum amount of Rs 5 Lakh including principal & interest both\* (\* for exceptions and details please refer www.dicgc.org.in )

In compliance with regulatory guidelines, the non-CTS cheque books attached to the accounts would be destroyed in banks core banking System. Thus, Non CTS cheques will not be valid for CASH, Clearing and Transfer transactions

REGISTERED OFFICE - AXIS BANK LTD,TRISHUL,Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad . 380006.This is a system generated output and requires no signature.

BRANCH ADDRESS - AXIS BANK LTD, INDIRAPURAM, GHAZIABAD [UP], ADITYA CITY CENTRE, PLOT 3,VAIBHAV KHAND, , 201010, GHAZIABAD, UTTAR PRADESH, INDIA, TEL:0120-2650062 FAX:2605065

**Legends :**

ICONN - Transaction through Internet Banking

VMT-ICON - Visa Money Transfer through Internet Banking

AUTOSWEEP - Transfer to linked fixed deposit

REV SWEEP - Interest on Linked fixed Deposit

SWEEP TRF - Transfer from Linked Fixed Deposit / Account

VMT - Visa Money Transfer through ATM

CWDR - Cash Withdrawal through ATM

PUR - POS purchase

TIP/ SCG - Surcharge on usage of debit card at pumps/railway ticket purchase or hotel tips

RATE.DIFF - Difference in rates on usage of card internationally

CLG - Cheque Clearing Transaction

EDC - Credit transaction through EDC Machine

SETU - Seamless electronic fund transfer through AXIS Bank

Int.pd - Interest paid to customer

Int.Coll - Interest collected from the customer

++++ End of Statement +++++



**AU REAL ESTATE SERVICES PVT LTD-TRANSACTION ACCOUN**

Joint Holder :-

10 VIKAS MARG BHARAT BHAVAN NEW RAJDHANI  
ENCLAVE EAST DELHI  
EAST DELHI  
DELHI  
110092

Customer ID :963838054  
IFSC Code :UTIB0000636  
MICR Code :110211055  
Nominee Registered : N

Registered Mobile No :XXXXXX2222

Registered Email ID:A.XXXAL@AGARWALASSOCIATESGROUP.COM

PAN :AAYCA0592J

Scheme :CA - BUSINESS ADVANTAGE

**Statement of Account No :924020012149886 for the period (From : 25-02-2024 To : 28-02-2024)**

Tran Date	Chq No	Particulars	Debit	Credit	Balance	Init. Br
		<b>OPENING BALANCE</b>			.00	
		<b>TRANSACTION TOTAL</b>	.00	.00		
		<b>CLOSING BALANCE</b>			.00	

Unless the constituent notifies the bank immediately of any discrepancy found by him/her in this statement of Account, it will be taken that he/she has found the account correct.

The closing balance as shown/displayed includes not only the credit balance and / or overdraft limit, but also funds which are under clearing. It excludes the amount marked as lien, if any. Hence the closing balance displayed may not be the effective available balance. For any further clarifications, please contact the Branch.

We would like to reiterate that, as a policy, Axis Bank does not ask you to part with/disclose/revalidate of your iConnect passord,login id and debit card number through emails OR phone call Further,we would like to reiterate that Axis Bank shall not be liable for any losses arising from you sharing/disclosing of your login id, password and debit card number to anyone. Please co-operate by forwarding all such suspicious/spam emails, if received by you, to customer.service@axisbank.com

With effect from 1st August 2016, the replacement charges for Debit card and ATM card applicable on Current accounts have been revised. To know more about the applicable charges,please visit www.axisbank.com

Deposit Insurance and Credit Guarantee Corporation (DICGC) insurance cover is applicable in all Banks' deposits, such as savings, current, fixed, recurring etc\* up to maximum amount of Rs 5 Lakh including principal & interest both\* (\* for exceptions and details please refer www.dicgc.org.in )

In compliance with regulatory guidelines, the non-CTS cheque books attached to the accounts would be destroyed in banks core banking System. Thus, Non CTS cheques will not be valid for CASH, Clearing and Transfer transactions

REGISTERED OFFICE - AXIS BANK LTD,TRISHUL,Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad . 380006.This is a system generated output and requires no signature.

BRANCH ADDRESS - AXIS BANK LTD, INDIRAPURAM, GHAZIABAD [UP], ADITYA CITY CENTRE, PLOT 3,VAIBHAV KHAND, , 201010, GHAZIABAD, UTTAR PRADESH, INDIA, TEL:0120-2650062 FAX:2605065

**Legends :**

ICONN - Transaction through Internet Banking

VMT-ICON - Visa Money Transfer through Internet Banking

AUTOSWEEP - Transfer to linked fixed deposit

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**Form – RA 7****Confirmation of Standing Advice for Auto-Transfer Between RERA Project Accounts**

To,  
The Secretary  
Uttar Pradesh Real Estate Regulatory Authority  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow 226007.

**Sub: Confirmation of Receipt of Standing Advice for Auto-Transfer from Collection Account to Separate Account and Transaction Account of the Project and opening of the accounts accordingly.**

Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directors, 2023 issued by Uttar Pradesh Real Estate Regularity Authority, we hereby confirm that the three banks accounts have been opened by M/s AU Real Estate Services Private Limited for the project The Sunflower Phase – 1 in our bank branch with following details:-

**Address of the Branch:** BG-1, BF-1, Aditya City Centre, Plot 3, Vaibhav Khand, Ghaziabad - 201010, UP.  
**IFSC Code:** UTIB0000636  
**Phone number with STD Code:** 0120- 2605062/3  
**E-mail of the Branch :** indirapuram.Branchhead@axisbank.com,

We hereby also confirm that receipt of flowing standing advice given by the promoter with respect to three banks accounts.

1. The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in Real Estate Project (Maintenance and Operations of Separate Bank Account) Revised Directions, 2023.

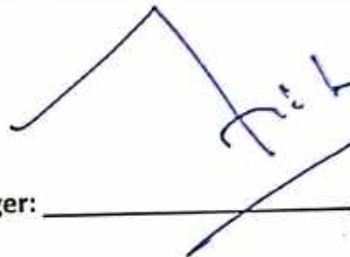
2. The nomenclature of the three bank account is as follows:

Account Type	A/c Number	Name of Account
Collection Account	924020011969357	AU Real Estate Services Private Limited – Collection Account for The Sunflower Phase 1
Separate Account	924020011966626	AU Real Estate Services Private Limited – Separate Bank Account for The Sunflower Phase 1
Transaction Account	924020012149886	AU Real Estate Services Private Limited – Transaction Account for The Sunflower Phase 1

3. The standing advice for end-of-day auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
4. Cheque book, debit card and / or net banking facility, issuance of demand draft, bank guarantee etc shall not be provided for the Collection Account and Separate Account.
5. Withdrawal / transfer from the Separate Account of the Project shall be allowed only upon assessment of the Architect, Engineer, and Chartered Account certificates given by the Promoter.

This is to confirm that the account as opened by the promoter M/s AU Real Estate Services Private Limited for the Project The Sunflower Phase 1 shall be operated as per above standing advice given by the promoter.

Yours faithfully,



Signature of the Concerned Branch Manager: \_\_\_\_\_  
Amit Malhotra, Signature Number 1975

Seal of the concerned bank branch / Branch Manager: \_\_\_\_\_

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

यूआईडी संख्या : UPFS/2023/102645/GZB/GHAZIABAD/6082/JD

दिनांक : 15-12-2023

प्रमाणित किया जाता है कि मैसर्स **AGARWAL ASSOCIATES PROMOTERS LIMITED** पता **THE SUNFLOWER GROUP HOUSING PLOT AT No. GH-7,ADITYA WORLD CITY, SHAHPUR-BAMHETA,GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **35727.33 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **235083.581** (वर्गमीटर), ब्लॉकों की संख्या **9** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बसेमेन्ट की संख्या	ऊँचाई
TOWER A	29	2	101.15 mt.
TOWER B	30	2	104.65 mt.
TOWER C	31	2	108.10 mt.
TOWER D	31	2	108.10 mt.
TOWER E	31	2	108.10 mt.
TOWER F	29	2	101.15 mt.
TOWER G	29	2	101.15 mt.
TOWER EWS	14	2	44.70 mt.
COMMUNITY	1	2	05.10 mt.

है। भवन का अधिभोग मैसर्स **AGARWAL ASSOCIATES PROMOTERS 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 **AGARWAL ASSOCIATES PROMOTERS LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

"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।"

**Note :** अग्निशमन अधिकारी /मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भौतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित सक्षम सत्ता प्राधिकारी को यह प्रोविजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व समस्त अग्निशमन व्यवस्थाएँ मानको के अनुसार अधिष्ठापित कराया जाना अनिवार्य है, यदि भवन स्वामी द्वारा बिना व्यवस्थाओं के अध्यासन किया जाता है, तो भवन के असुरक्षित अध्यासन हेतु सत्ता प्राधिकारी निगरानी रखे।



हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

**Aman Sharma**

A0269865B740788D0DE1F7D7C6707A357F263D40

26-12-2023

निर्गत किये जाने का दिनांक : 26-12-2023  
स्थान : LUCKNOW

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.