



INDIA NON JUDICIAL



IN-UP28824811427926X

Government of Uttar Pradesh

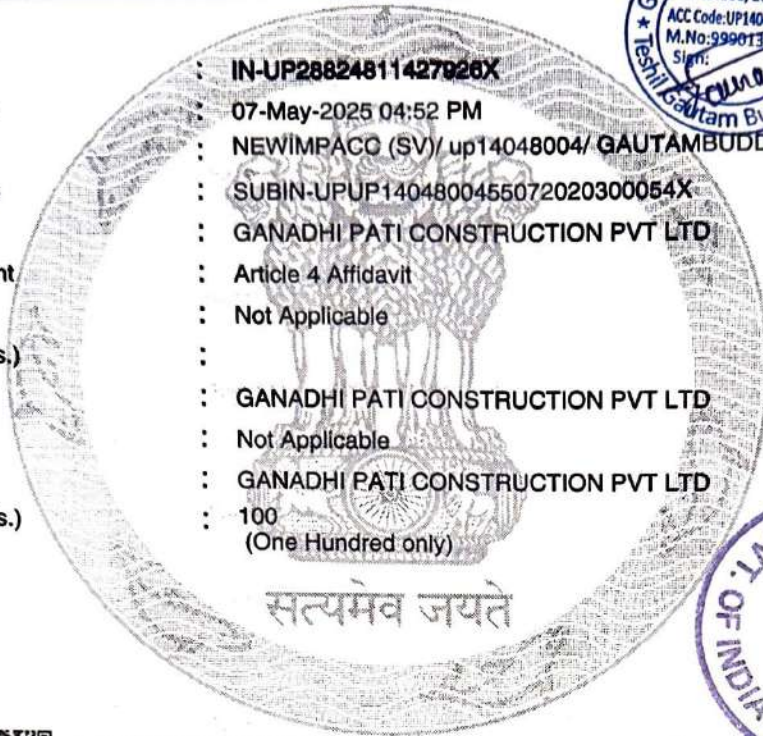
e-Stamp



₹100

₹100 ₹100 ₹100

Certificate No.	: IN-UP28824811427926X
Certificate Issued Date	: 07-May-2025 04:52 PM
Account Reference	: NEWIMPACO (SV)/ up14048004/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1404800455072020300054X
Purchased by	: GANADHI PATI CONSTRUCTION PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GANADHI PATI CONSTRUCTION PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GANADHI PATI CONSTRUCTION PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



₹100

Please write or type below this line

IN-UP28824811427926X

This Stamp Paper is attached to and is an integral part of Affidavit Form-B of JP Parks Project being developed by Ganadhi Pati Construction Pvt. Ltd.



Ganadhipati Construction Pvt. Ltd.
Tanandan Prasad
Director

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
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.

FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Janardan Prasad, Authorised Signatory, Ganadhi Pati Construction Private Limited, having its Registered Office at 401, Capital Tower Block-B, Frezar Road, PS-Gandhi Maidan, Patna, Bihar, duly authorized by the Promoter of the proposed project JP Parks situated at Plot C-3, Sector PI-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201308, vide Board Resolution Dated -13.08.2024.

I, Janardan Prasad, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 19.07.2029.
4. That seventy per cent of the amounts to be realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



Ganadhipati Construction Pvt. Ltd.

Janardan Prasad
Director

7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any grounds.

Ganadhipati Construction Pvt. Ltd.

Janardan Prasad
Director

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Gautam Buddha Nagar on this day of 8th May 2025.

Ganadhipati Construction Pvt. Ltd.

Janardan Prasad
Director



ATTESTED
[Signature]
Dharampal Singh
Notary Advocate
Reg. No. 2317
Distt. Gautam Budh Nagar

M/s Ganadhi Pati Construction Pvt. Ltd.

Branch Office : Bisnauli Road, Kheshra No. - 513 & 516, Dujana Road
Dadri, Gautam Buddha Nagar, Uttar Pradesh - 203207

Email:- ganadhipaticonstructionpvtltd@gmail.com

Mob. No.- 9430060146,8051313123



Ref No:-

Date:-

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF GANADHI PATI CONSTRUCTION PRIVATE LIMITED ON TUESDAY 13TH AUGUST 2024 AT 3.00 P.M. AT REGD. OFFICE OF THE COMPANY AT 401, CAPITAL TOWER, BLOCK-B, FREZER ROAD, PS- GANDHI MAIDAN, PATNA, BIHAR, PIN-800001.

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely **JP Parks**, on Land area admeasuring 4,375.75 Sq. Mtrs. situated at Plot No. C-3, Sector Pi-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh.

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**JP Parks**" with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors / Officials of the Company to prepare, submit and execute Application(s), Affidavit(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

"RESOLVED THAT the consent of board of directors be and is hereby accorded to file an Application for Registration of "**JP Parks**" Project Land admeasuring 4,375.75 Sq. Mtrs. with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT the consent of the Board of Directors be and is hereby accorded to authorize Mr. Janardan Prasad Director of the Company sign and execute, on behalf of the Company, to file an application for Registration of the Project, forms, affidavits, agreements, undertakings, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, and other requisite documents related to UP RERA compliance, including submission, correction, amendment of applications and documents, filing of QPRs, and presenting the same before the Hon'ble UP RERA Authority/its Officials/its Benches and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

Ganadhi Pati Construction Pvt. Ltd.

लीलावती प्रसाद
Leelawati Prasad
(Director)
DIN -02937785

Preeti Kumari
Preeti Kumari
(Director)
DIN-09484940

Accepted by

Janardan Prasad
Janardan Prasad
(Director)
DIN-02937768

Head Office : 203 A - Block Capital Tower, Fraser Road, Patna - 800001

Affidavit

I, Janardan Prasad S/o Gulab Prasad , aged about 62 Years, R/o Hathujee, Kamla Kant Kararia, Hathujee, Distt.- Gopalganj, Bihar, Authorised Signatory in the Ganadhi Pati Construction Private Limited, the Promoter of the Project **JP Parks** situated at Plot No. Plot No. C 3, Sector Pi-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am an Authorised Signatory in the Company, Ganadhi Pati Construction Private Limited, having its Registered Office at 401, Capital Tower Block-B, Frezar Road, PS-Gandhi Maidan, Patna, Bihar.
3. That the said Company is developing a Commercial Project, **JP Parks**, situated at Plot No. C-3, Sector Pi-1, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh having a Land area admeasuring 4,375.75 Sq. Mtrs.
4. That no sale has been made in the above said project, neither any amount has been received against the allotment of any Apartment(s), in the said Project.
5. That the Company hereby declares that it shall allot the property and received the payments from the Applicants / Allottee(s) of the project only after the grant of registration of the said project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.

Ganadhipati Construction Pvt. Ltd.

Janardan Prasad
Deponent
Director

Verification-

Verified at on this 08th day of May 2025. That the contents of this affidavit at S.No. 1 to 5 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

Ganadhipati Construction Pvt. Ltd.

Janardan Prasad
Director
Deponent



ATTESTED
[Signature]
Dharampal Singh
Notary Advocate
Reg. No. 2317
Distt. Gautam Budh Nagar