

FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project **Ashiana Greens Phase 5**, to be set up at Village Nindar, Tehsil Amber, District Jaipur, State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : **PARTNERSHIP FIRM**

(ii) In case of firm :

(a) Name: **THE GREEN TRIVENI DEVELOPER**

(b) Address: **3H, PLAZA M6, DISTRICT CENTRE JASOLA, NEW DELHI 110025.**

(c) Copy of registration certificate: **1315 of 2013 (uploaded on site)**

(d) Main objects: **REAL ESTATE DEVELOPMENT**

(e) Name, photograph and address of Chairman/Partner/Director and Authorised Person :

First Partner : **Triveni Well Buildev Co. Pvt. Ltd.,**
21-A. Vishveshwarya Nagar, Gopalpura
By-Pass, Jaipur



Authorised Signatory : Ram Chandra Agarwal

Second Partner : **Yamuna Planners and Developers Pvt. Ltd.,**
3rd Floor, Babu Bazar, Guwahati, Assam



Authorised Signatory : Gopi Kishan Jaju

For THE GREEN TRIVENI DEVELOPER

AUTHORISED SIGNATORY

Third Partner: Lotus Buildtech Pvt. Ltd.,
D-340A, Siddharth Nagar, Jaipur

Authorised Signatory : Ram Karan Bhakar



Fourth Partner : Green Triveni Developers Pvt. Ltd.,
309/310, City Pearl, M I Road, Jaipur

Authorised Signatory : Ram Chandra Agarwal



Fifth Partner : Shri Ram Chandra Agarwal,
S/o Shri Badri Narayan Agarwal,
21-A. Vishveshwarya Nagar, Gopalpura
By-Pass, Jaipur



Sixth Partner : Shri Gopi Kishan Jaju,
S/o Shri Shiv Pratap Jaju,
ND-24, Pitampura, Delhi



Seventh Partner : Shri Ram Karan Bhakar,
S/o Shri Ram Chander Bhakkar,
F-2, Kasturba Apartment, Plot No. 88,
Kasturaba Nagar, Nirman Nagar, Jaipur



Eighth Partner : Ashiana Homes Pvt. Ltd.
5F, Everest, 46/C, Chowringhee Road,
Kolkata - 700071



Authorised Signatory : Mayank Raj Modi

Ninth Partner : UPVAN Realty LLP
3H, Plaza M6, Dist. Centre Jasola,
New Delhi-110025



Authorised Signatory : Mayank Raj Modi

FOR THE GREEN TRIVENI DEVELOPER

AUTHORISED SIGNATORY

(iii) PAN Number of the promoter: **AAIFT0406B**

(iv) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

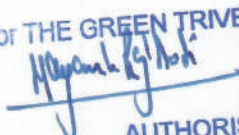
Name of Bank Account : TGTD RERA ASHIANA GREENS PHASE 5
Account No. : 50200078374962
Bank Name : HDFC BANK LTD
Branch Name : MASJID MOTH, GREATER KAILASH 2
IFSC Code : HDFC00000027
Bank Address : MASJID MOTH, GREATER KAILASH,
NEW DELHI -110048

(v) Details of project land :

Phase 5 Area 1078.77 sq mtr part of the Group Housing Project Ashiana Greens approved as single patta by JDA with consolidated land area as 37968.60 sq mtr located at Khasra No 519, 520, 521, 522,523, 525, 527 & 529 at Vil. Nindar, Teh. Amber, Sikar Road, Dist. Jaipur, Rajasthan.

(vi) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending related to project land, details of type of land and payments pending etc.

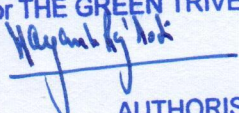
- 1. Ashiana Greens Phase-1 - 264 Apartments
Status - Completed**
- 2. Ashiana Greens EWS Block - 144 Apartments
Status - Completed**
- 3. Ashiana Greens Phase-2 - 20 units
Status - On Going**
- 4. Ashiana Greens Phase-3 - 20 units
Status - On Going**
- 5. Ashiana Greens Phase-4 - 20 units
Status - On Going**

FOR THE GREEN TRIVENI DEVELOPER

AUTHORISED SIGNATORY

- (vii) Agency to take up external development works : **Self Development (within boundaries of the Project)**
- (viii) Registration fee for an amount of **Rs 31525/-** paid through online payment.
- (ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely:-

- (i) Authenticated copy of the PAN card of the promoter: **Uploaded on site.**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **Uploaded on site.**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid documents for chain of title with authentication of such title: **Uploaded on site.**
- (iv) The details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details: **Uploaded on site.**
- (v) Where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed: **Not Applicable.**
- (vi) An authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **Uploaded on site.**
- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority: **Uploaded on site.**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities (wherever applicable) emergency evacuation services, use of renewable energy: **Uploaded on site.**

For THE GREEN TRIVENI DEVELOPER

AUTHORISED SIGNATORY

- (ix) The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Uploaded on site.**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Uploaded on site.**
- (xi) The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **Uploaded on site.**
- (xii) The number and areas of garage for sale in the project: **Not Applicable.**
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: **Uploaded on site.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Uploaded on site.**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Uploaded on site.**
- (xvi) A declaration in Form-B. **Uploaded on site.**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

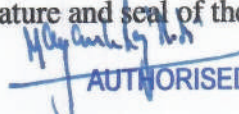
3. We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely:-

- (i) **Drawing of Rain Water Harvesting system : Uploaded on site**
- (ii) **Drawing of Sanitation : Uploaded on site**
- (iii) **Drawing of External Electrification : Uploaded on site**
- (iv) **Drawing of Sewage System : Uploaded on site**
- (v) **Electrical & Plumbing Drawing : Uploaded on site**

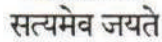
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

For THE GREEN TRIVENI DEVELOPER
Signature and seal of the applicant(s)


AUTHORISED SIGNATORY

Date: 28-Feb-23
Place: New Delhi



Government of National Capital Territory of Delhi

Certificate No.	: IN-DL57052921127771V
Certificate Issued Date	: 03-Feb-2023 04:26 PM
Account Reference	: IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73210387191410559311V
Purchased by	: THR GREEN TRIVENI DEVELOPER
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: THR GREEN TRIVENI DEVELOPER
Second Party	: Not Applicable
Stamp Duty Paid By	: THR GREEN TRIVENI DEVELOPER
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

The Green Triveni Developer (Promoter) through its authorised signatory Mayank Raj Modi son of Shri Raj Kumar Modi aged 44 years, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our Project **"ASHIANA GREENS PHASE 5"** situated at Khasra No. 519 to 523, 525, 527, 529, Village Nindar, Tehsil Amber, Off Sikar Highway Jaipur 302013 under the provisions of the Real Estate Regulation and Development Act, 2016 read with the Rajasthan Real Estate (Regulation and Development) Rules, 2017.

For THE GREEN TRIVENI DEVELOPER

Mayank Singh

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 Company of India. 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. The bank account details given by us for the said project is as under –

Name of Bank Account : TGTD RERA ASHIANA GREENS PHASE 5
Account No. : 50200078374962
Bank Name : HDFC BANK LTD
Branch Name : MASJID MOTH, GREATER KAILASH 2,
IFSC Code : HDFC0000027
Bank Address : MASJID MOTH, GREATER KAILASH 2,
NEW DELHI 110048

3. That the above bank account will be solely used for the purpose of Project "ASHINA GREENS PHASE 5" in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Real Estate (Regulation and Development) Rules, 2017.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

AUTHORISED SIGNATORY
Deponent

Verification

I, **Mayank Raj Modi** s/o Shri Raj Kumar Modi aged 44 years having office at 3H, Plaza M6, District Centre Jasola, New Delhi 110025, on behalf of The Green Triveni Developer (Promoter) do hereby verify that the contents in Para No. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at New Delhi on this 28th day of February, 2023.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

AUTHORISED SIGNATORY



ATTES
Notary Public
(INDIA)

28 FEB 2023



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL57053142354694V
Certificate Issued Date : 03-Feb-2023 04:26 PM
Account Reference : IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL73210387190722984644V
Purchased by : THR GREEN TRIVENI DEVELOPER
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : THR GREEN TRIVENI DEVELOPER
Second Party : Not Applicable
Stamp Duty Paid By : THR GREEN TRIVENI DEVELOPER
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

AFFIDAVIT CUM DECLARATION

I, Mayank Raj Modi son of Shri Raj Kumar Modi aged 44 years, do hereby solemnly declare, undertake and state as under :

1. That our project "ASHIANA GREENS PHASE 5" situated at Khasra No. 519 to 523, 525, 527, 529, Village Nindar, Tehsil Amber, Off Sikar Highway Jaipur 302013 is a new project.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

AUTHORISED SIGNATORY

2. This is a new Project, we have not accepted any booking & advance payment from the allottees towards the booking of the apartment till date of signing this declaration and even we shall not take the same till the time we get our RERA Registration number.
3. That if any contradiction arises in the future we shall be responsible for it.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

(Deponent) SIGNATORY

VERIFICATION

I, **Mayank Raj Modi** s/o Shri Raj Kumar Modi aged 44 years having office at 3H, Plaza M6, District Centre Jasola, New Delhi 110 025, on behalf of The Green Triveni Developer (Promoter) do hereby verify that the contents in Para No. 1 to 3 of my above affidavit are true.

Verified by me at New Delhi on this 08th day of February, 2023.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

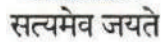
AUTHORISED SIGNATORY
(Deponent)



ATTESTED

Notary Public
(INDIA)

10 FEB 2023



Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL57053735031643V
Certificate Issued Date	: 03-Feb-2023 04:27 PM
Account Reference	: IMPACC (IV)/ dl732103/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL73210387191555497045V
Purchased by	: THR GREEN TRIVENI DEVELOPER
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: THR GREEN TRIVENI DEVELOPER
Second Party	: Not Applicable
Stamp Duty Paid By	: THR GREEN TRIVENI DEVELOPER
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

Affidavit cum Declaration

The Green Triveni Developer (Promoter) through its authorised signatory Mayank Raj Modi son of Shri Raj Kumar Modi aged 44 years, do hereby solemnly declare, undertake and state as under:

1. That we have applied for registration of our Project "ASHIANA GREENS PHASE 5", under the provisions of the Real Estate Regulation and Development Act, 2016 read with the Rajasthan Real Estate (Regulation and Development) Rules, 2017.

For THE GREEN TRIVENI DEVELOPER

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. Ashiana Greens Phase 5 is a low rise development with building height upto 15mtrs only; henceforth it does not require any NOC to be issued from Fire Department. Considering this we have marked Fire NOC as Not Applicable 'NA' in Rajasthan RERA online Application Form.
3. That according to the notification issued by UDH department of Government of Rajasthan, the Promoter is not required to obtain the Height Clearance NOC from the Airport Authority of India as per the Color Coded Zoning Map (CCZM) system operational on the website of Airport Authority of India and JDA, Jaipur has issued the Building Plans accordingly.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

Deponent

AUTHORISED SIGNATORY

Verification

I, Mayank Raj Modi son of Shri Raj Kumar Modi having its office at 3H, Plaza M6, Dist. Centre Jasola, New Delhi 110 025, on behalf of The Green Triveni Developer do hereby verify that the contents in Para No. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at New Delhi on this 08th day of February, 2023.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

AUTHORISED SIGNATORY

Deponent



ATTESTED

Notary Public
(INDIA)

10 FEB 2023

The Green Triveni Developer

Sales & Site Office

Vill. Neendar, The. Amer, Sikar Road, Near Sun City, Jaipur

Tel: 88 24 100 100 sales@ashianagreens.in www.ashianagreens.in



Date: 08/02/2023

TO WHOMSOEVER IT MAY CONCERN DECLARATION FOR NO CRIMINAL RECORD

I, Mayank Raj Modi S/o Shri Raj Kumar Modi, aged about 44 years, do hereby declare and state as under -

That the promoters / partners of The Green Triveni Developer, residential project "ASHIANA GREENS PHASE 5" situated at Khasra No. 519 to 523, 525, 527, 529, Village Nindar, Tehsil Amber, Off Sikar Highway Jaipur 302013, have not been convicted criminal before any court of India in any cases.

Also there is no litigation on the Project Ashiana Greens or the Firm The Green Triveni Developer pending in any court/forum as on date across pan India.

Thanking you

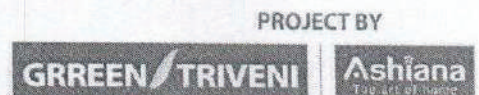
For The Green Triveni Developer

Authorised Signatory

Delhi Office

3H, Plaza M6, Distt. Centre Jasola
New Delhi - 110 025

Tel: 011-4056 4056, Fax: 011-4056 4040



The Green Triveni Developer

Sales & Site Office

Vill. Neendar, The. Amer, Sikar Road, Near Sun City, Jaipur

Tel: 88 24 100 100 sales@ashianagreens.in www.ashianagreens.in



DECLARATION

This is to confirm that Ashiana Greens Project Land 37,968.60 sq mtr located at Khasra No. 519 to 523, 525, 527 & 529, Village Nindar, Tehsil Amer, Sikar Road, Jaipur is free from all disputes, there is no Third Party litigation on the Land as on date except encumbrance of Housing Development Finance Corporation Ltd on the Project Land with first charge of entire share of sale proceeds/ receivables accruing from sold and unsold area against construction finance loan of 36.00 Cr (currently outstanding loan is Rs. 12.90 Cr)

For The Green Triveni Developer

Authorised Signatory

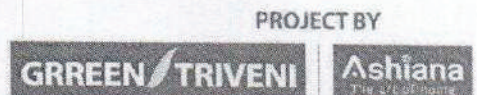
Date : 08.02.2023

Place : New Delhi

Delhi Office

3H, Plaza MG, Distt. Centre Jasola
New Delhi - 110 025

Tel: 011-4056 4056, Fax: 011-4056 4040



The Green Triveni Developer

Sales & Site Office

Vill. Neendar, The. Amer, Sikar Road, Near Sun City, Jaipur

Tel: 88 24 100 100 sales@ashianagreens.in www.ashianagreens.in



Date: 08/02/2023

To whomsoever it may concern

This is to inform that we are developing residential project "**ASHIANA GREENS PHASE 5**" situated at Khasra No. 519 to 523, 525, 527, 529, Village Nindar, Tehsil Amber, Off Sikar Highway Jaipur 302013. Presently PHED / Municipal Water Supply is not available. So we have applied to PHED for supply of drinking water line upto the project site. Till such time, water is proposed to be arranged through water tanker supply from external sources and the cost incurred for procuring drinking water shall be borne and paid every month proportionately by all the owners/ residents, till such time, supply of drinking water is not provided by PHED. If in case Central Ground Water Authority (CGWA) gives the approval for ground water extraction, in that situation water shall be supplied through underground tube well as per the norms and guidelines laid by CGWA. All cost towards obtaining CGWA approval for ground water extraction including CGWA water charges, infrastructure setup cost and other miscellaneous costs towards obtaining CGWA approval, shall be borne and paid proportionately by all the Allottees / Residents.

Thanking you

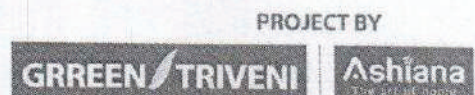
For The Green Triveni Developer

Authorised Signatory

Delhi Office

3H, Plaza M6, Distt. Centre Jasola
New Delhi - 110 025

Tel: 011 4056 4056, Fax: 011-4056 4040



The Green Triveni Developer

Sales & Site Office

VIII. Neendar, The. Amer, Sikar Road, Near Sun City, Jaipur

Tel: 88 24 100 100 sales@ashianagreens.in www.ashianagreens.in



Date: 08/02/2023

To

The Registrar
Real Estate Regulatory Authority
2nd & 3rd Floor, RSIC Building
Udyog Bhavan, Tilak Marg
C-Scheme, Jaipur-302005, (Rajasthan).

Sub: Submission of Correspondence address in respect of group housing project namely "ASHIANA GREENS PHASE 5"

Dear Sir,

With reference to the subject captioned above, the group housing project namely "ASHIANA GREENS PHASE 5" situated at Khasra No. 519 to 523, 525, 527, 529, Village Nindar, Tehsil Amber, Off Sikar Highway Jaipur 302013 is being developed by The Green Triveni Developer.

The corresponding address of the said project is

Site Address :	Principal Office :
Mr. Dilip Karamchandani Ashiana Greens Khasra No. 519 to 523, 525, 527, 529, Village Nindar, Tehsil Amber, Off Sikar Highway Jaipur 302013	Mr Mayank Raj Modi, 3H, Plaza M6, District Centre Jasola, New Delhi 110025

The above information is for your information and record.

Thanking You,

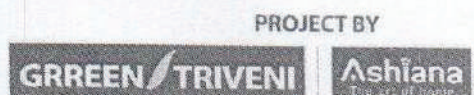
The Green Triveni Developer

Authorised Signatory

Delhi Office

3H, Plaza M6, Distt. Centre Jasola
New Delhi - 110 025

Tel: 011-4056 4056, Fax: 011-4056 4040



The Green Triveni Developer

Sales & Site Office

Vill. Neendar, The. Amer, Sikar Road, Near Sun City, Jaipur

Tel: 88 24 100 100 sales@ashianagreens.in www.ashianagreens.in

Ashiana GREENS

PROJECT BY

GREEN TRIVENI Ashiana

Date: 08-02-2023

DECLARATION CIM UNDERTAKING

The Green Triveni Developer (Promoter) through its authorised signatory Mayank Raj Modi S/o Shri Raj Kumar Modi, aged about 44 years, do hereby solemnly declare, undertake and state as under -

1. Ashiana Greens Phase 5, Building Height is under 15 mtrs, so we don't require any fire fighting provision for the same.
2. According to the notification issued by UDH department of Government of Rajasthan, the Promoter is not required to obtain the Height Clearance NOC from the Airport Authority of India as per the Color Coded Zoning Map (CCZM) system operational on the website of Airport Authority of India and JDA, Jaipur has issued the Building Plans accordingly.
3. Presently PHED / Municipal Water Supply is not available. So we have applied to PHED for supply of drinking water line upto the project site. Till such time, water is proposed to be arranged through water tanker supply from external sources and the cost incurred for procuring drinking water shall be borne and paid every month proportionately by all the owners/ residents, till such time, supply of drinking water is not provided by PHED. If in case Central Ground Water Authority (CGWA) gives the approval for ground water extraction, in that situation water shall be supplied through underground tube well as per the norms and guidelines laid by CGWA. All cost towards obtaining CGWA approval for ground water extraction including CGWA water charges, infrastructure setup cost and other miscellaneous costs towards obtaining CGWA approval, shall be borne and paid proportionately by all the Allottees / Residents.

Thanking you

For The Green Triveni Developer


Authorised Signatory

Delhi Office

3H, Plaza M6, Distt. Centre Jasola
New Delhi - 110 025

Tel: 011-4056 4056, Fax: 011-4056 4040

PROJECT BY

GREEN TRIVENI

Ashiana
The art of home

The Green Triveni Developer

Sales & Site Office

Vill. Neendar, The. Amer, Sikar Road, Near Sun City, Jaipur

Tel: 88 24 100 100 sales@ashianagreens.in www.ashianagreens.in



DECLARATION

This is to confirm that in the Project Ashiana Greens Phase 5, we have not yet appointed contractor for the construction and development work. Details may be submitted either through QPR Report or as soon as Contractor is appointed in due course of time.

For The Green Triveni Developer

For THE GREEN TRIVENI DEVELOPER

AUTHORISED SIGNATORY
Authorised Signatory

Date : 17.03.2023

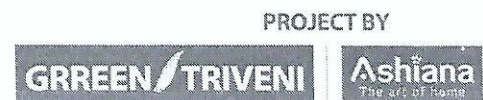
Place : New Delhi

Delhi Office

3H, Plaza M6, Distt. Centre Jasola

New Delhi - 110 025

Tel: 011 4056 4056, Fax: 011 4056 4040



The Green Triveni Developer

Sales & Site Office - Jaipur

VIII, Neendar, Teh. Amer, Sikar Road, Near Sun City, Jaipur

Tel: 88 24 100 100 sales@ashianagreens.in www.ashianagreens.in

Ashiana GREENS

PROJECT BY

GREEN TRIVENI Ashiana

AUTHORITY LETTER

We, the partners of M/s **The Green Triveni Developer**, a partnership firm, having its Principal Office at 3H, Plaza M6, District Centre Jasola, New Delhi-110 025, and Site Office at Khasra Nos 519, 520, 521, 522, 523, 525, 527 and 529, Village Neendar, District Amer, Jaipur - 302013 (herein "**Said Firm**" or "**Partnership Firm**"),

- | | |
|--|------------------------|
| i. Triveni Well Buildev Co. Pvt. Ltd.,
Registered Office at 21-A. Vishveshwarya Nagar, Gopalpura By-Pass, Jaipur
Through its Director Shri Ram Chandra Agarwal | First Partner |
| ii. Yamuna Planners and Developers Pvt. Ltd.,
Registered Office at 3 rd Floor, Bapu Bazar, Guwahati, Assam
Through its Director Shri Gopi Kishan Jaju | Second Partner |
| iii. Lotus Buildtech Pvt. Ltd.,
Registered Office at D-340A, Siddharth Nagar, Jaipur
Through its Director Shri Ram Karan Bhakar | Third Partner |
| iv. Green Triveni Developers Pvt. Ltd.,
Registered Office at 309/310, City Pearl, M I Road, Jaipur
Through its Director Shri Gopi Kishan Jaju | Fourth Partner |
| v. Shri Ram Chandra Agarwal, S/o Shri Badri Narayan Agarwal,
R/o - 21-A. Vishveshwarya Nagar, Gopalpura By-Pass, Jaipur | Fifth Partner |
| vi. Shri Gopi Kishan Jaju, S/o Shri Shiv Pratap Jaju,
R/o ND-24, Pitampura, Delhi | Sixth Partner |
| vii. Shri Ram Karan Bhakar, S/o Shri Ram Chander Bhakkar,
R/o F-2, Kasturba Apartment, Plot No. 88, Kasturba Nagar,
Nirman Nagar, Jaipur | Seventh Partner |

For Triveni Well Buildev Co.,

[Signature]

For LOTUS BUILDTECH PVT. LTD.

Director

Director

For Yamuna Planners and Developers Pvt. Ltd.

[Signature]

Director/Auth. Signatory

For Ashiana Homes Pvt. Ltd.

[Signature]

Director/Authorised Signatory

For UPVAN REALTY LLP

[Signature]

Auth. Signatory

Delhi Office

3H, Plaza M6, Distt. Centre Jasola
New Delhi - 110 025

Tel: 011-4056 4056, Fax: 011-4056 4040

For THE GREEN TRIVENI DEVELOPER

[Signature]

AUTHORISED SIGNATORY

For Green Triveni Developers Pvt. Ltd.

[Signature]

Director/Auth. Signatory

PROJECT BY

GREEN TRIVENI Ashiana

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viii. Ashiana Homes Pvt. Ltd.

Eighth Partner

Registered Office at 5F, Everest, 46/C, Chowringhee Road, Kolkata - 700071

Corporate Office at 3H, Plaza M6, Dist. Centre Jasola, New Delhi - 110025

Through its Director Shri Raj Kumar Modi

ix. UPVAN Realty LLP

Ninth Partner

Registered Office at 3H, Plaza M6, Dist. Centre Jasola, New Delhi-110025

Through its Designated Partner Sh Mayank Raj Modi

Do hereby, jointly and severally authorize **UPVAN Realty LLP**, the Ninth Partner of the Said Firm and/or **Mr Mayank Raj Modi S/o Sh Raj Kumar Modi** (hereinafter referred to as the "**Authorised Persons**") to severally do all acts, deeds, matters and things on behalf of the Firm in connection with the Group Housing Project of the Said Firm, named "**Ashiana Greens**", situated at **Sikar Road, Near Sun City, Jaipur** (herein "**Said Project**"), or incidental thereto, and in particular:

- i. To sign, verify, make and submit, all applications, for and on behalf of the Said Firm to statutory, government, local, municipal, regulatory authority(ies), departments, courts of law, electricity, and water supply undertakings/ departments and any other persons for obtaining all approvals, no-objections, permissions, sanctions etc. which are required to be obtained from the government departments and bodies, regulatory authority(ies) etc, for the development of the Said Project.
- ii. To negotiate and appoint Architects/ Consultants/ Contractors/ Sub-Contractors/ Brokers/ Underwriters for construction and marketing of the Said Project, and to sign all Contracts, Agreements, Orders, Letters, Receipts, Documents, Papers and Writings whatsoever in regard to the same.
- iii. To supervise and manage all planning and execution activities with regard to planning, design, construction and development of the Said Project and to verify, approve and make payments of all contractor/ sub-contractor/ petty- contractor bills and muster roll labour etc.
- iv. To formulate from time to time, marketing strategies using its marketing expertise and based on continuous assessment of market scenario and feedback.
- v. To appoint advertising agencies and various creative design consultants to arrange all required marketing tools such as Said Project branding, logo, brochures, walkthrough's, models, audiovisuals, video, exhibition materials, etc.

For Yamuna Planners and Developers Pvt.Ltd.

Director/Auth. Signatory

For Triveni Well Buildup Company Private Limited

FOR LOTUS BUILDTECH PVT. LTD.

For Ashiana Homes Pvt. Ltd.

Director/Authorized Signatory

For UPVAN REALTY LLP

Auth. Signatory

For Green Triveni Developers Pvt.Ltd.

For THE GREEN TRIVENI DEVELOPER

Director/Auth. Signatory

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AUTHORISED SIGNATORY

- vi. To arrange media planning, buying and release.
- vii. To carry out agreed marketing activities and to make bookings of Saleable Units in the said project to prospective buyers and to issue money receipts and to sign, execute and /or register all Allotment Letters, Flat Buyer Agreements, Sale/Conveyance Deeds and/or any other documents, with the buyer(s)/ prospective buyer(s) in respect of allotments, bookings, sale of flats, built-up unit(s) and other saleable areas in the Said Project.
- viii. To generate bills against allotment/ sale of units to the Prospective Buyers as per payment plan and to organize collection of payments and to issue receipts in this regard.
- ix. To organise, supervise and manage all activities related to purchase of all construction materials, fittings, fixtures, tools & plants, equipments, machinery, merchandise etc required in connection with the planning, construction, development and marketing of the Project and to make payments to the vendors, suppliers, service providers for the same on behalf of and in the name and account of the Firm in respect of the above.
- x. To sign and file ITR, TDS, Value Added Tax, WCT, Service Tax, PF, ESI, labour & workman related matters and any other tax compliances with various Govt. bodies and to appoint advocates or any other professionals to represent the Firm and deal with aforesaid matters with various government departments/ bodies.
- xi. To ask, demand, sue for recovery, receive and collect all moneys due and payable to the said firm in connection with its business from any person or persons, company, association, Government Department, including any statutory body or authority and to give valid receipt and discharges therefore.
- xii. To act, institute, defend, prosecute, enforce or oppose any suit, action, proceedings, appeal or revision, whether by or against the Said Firm, in respect of the Said Project in any court in India or outside India or before any tribunal, wherever deem fit and to appoint and remove advocates, to sign vakalatnama / authority letter or other documents and to sign and verify the petition, suit, applications, etc. and other pleadings including counter claims, appeals, revisions, caveat, etc., and to file the same in the court, to deposit, withdraw and receive documents from the court or from the opposite party, either in execution of decree or otherwise and to sign and deliver for the Said Firm proper receipts and discharged for the same, to make statements in the court, and to plead and otherwise conduct the said case/s on behalf of the Firm.

For Yamuna Plains and Developers Pvt. Ltd.

Director/Author. Signatory

For Triveni Well Buildev Company Private Limited

For LOTUS BUILDTECH INDIA LTD.

For Ashiana Homes Pvt. Ltd.

Director/Authorised Signatory

For UPVAN REALTY LLP

Auth. Signatory

For Green Triveni Developers Pvt. Ltd.

Director/Author. Signatory

For THE GREEN TRIVENI DEVELOPER

AUTHORISED SIGNATORY

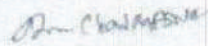
- xiii. To further authorize and delegate all or any of the aforesaid powers to any of its person(s)/employee(s) through passing a Authority Letter or by executing and/or notarizing / registering a Power of Attorney, as the Authorized Persons may deem fit and necessary and the same shall be exercisable by the said person(s)/employee(s) until the said authority is terminated or withdrawn by the Authorised Persons.
- xiv. The authority/ powers given to the Authorised Persons shall always remain valid, effective and binding on the Said Firm during the currency of the said Partnership Firm and shall not be affected by any change in constitution of the said Partnership Firm till the Authorised Persons remains a partner of the Firm.

Dated this 18th day of JULY 2022.

For THE GREEN TRIVENI DEVELOPER

For Triveni Well Buildev Company Private Limited

1.



Director

Triveni Well Buildev Co. Pvt. Ltd. (First Partner)

For Yamuna Planners and Developers Pvt.Ltd.



2.

Director/Auth. Signatory

Yamuna Planners & Developers Pvt. Ltd. (Second Partner)

3.


Lotus Buildtech Pvt. Ltd. (Third Partner)

For LOTUS BUILDTECH PVT

For Green Triveni Developers Pvt.Ltd.



4.

Director/Auth. Signatory

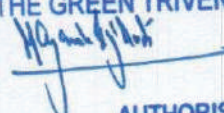
Green Triveni Developers Pvt. Ltd. (Fourth Partner)

5.

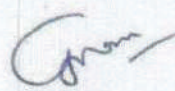


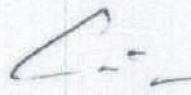
Shri Ram Chandra Agarwal (Fifth Partner)

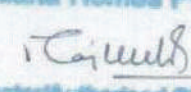
For THE GREEN TRIVENI DEVELOPER

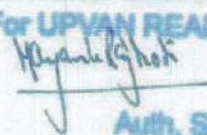


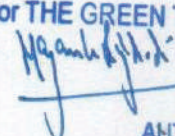
AUTHORISED SIGNATORY

6. 
Shri Gopi Kishan Jaju (Sixth Partner)

7. 
Shri Ram Karan Bhakar (Seventh Partner)

For Ashiana Homes Pvt. Ltd.

Director/Authorized Signatory
8. Ashiana Homes Pvt. Ltd. (Eighth Partner)

For UPVAN REALTY LLP

Auth. Signatory
9. UPVAN Realty LLP (Ninth Partner)

For THE GREEN TRIVENI DEVELOPER

AUTHORISED SIGNATORY