



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ12730991334253P
Certificate Issued Date	: 19-Jul-2017 02:54 PM
Account Reference	: NONACC (SV)/ rj3058004/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ305800419120363640105P
Purchased by	: The Green Triveni Developer
Description of Document	: Article 4 Affidavit
Property Description	: N A
Consideration Price (Rs.)	: 0 (Zero)
First Party	: The Green Triveni Developer
Second Party	: N A
Stamp Duty Paid By	: The Green Triveni Developer
Stamp Duty Payable	: 100 (One Hundred only)
Surcharge for Infrastructure Development	: 10 (Ten only)
Surcharge for Propagation and Conservation of Cow	: 10 (Ten only)
Stamp Duty Amount(Rs.)	: 120 (One Hundred And Twenty only)

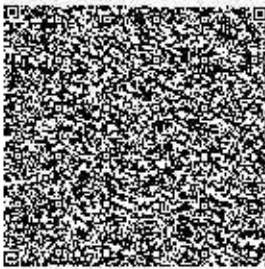
FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s The Green Triveni Developer promoter of the proposed project.

I, Mayank Raj Modi, son of Shri Raj Kumar Modi aged 38 Years R/o. BB-16, Greater Kailash Enclave Part - II, New Delhi - 110048 duly authorized by



For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

AUTHORISED SIGNATORY

0002388416

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.challenstamp.com. Any discrepancy in the details on this Certificate and as available on the website 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.

Ashiana Homes Private Limited vide Board Resolution dated June 16, 2017 being one of the partner of the promoter of the proposed project who has been authorized vide Authority Letter dated March 14, 2014 do hereby solemnly declare, undertake and state as under :

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That details of encumbrances with Housing Development Finance Corporation Limited including details of any rights, title, interest or name of any party in or over such land, along with details.

Sanction Letter No. & Date	Sanctioned Amount (Rs. in Cr.)	Disbursed Amount (Rs. in Cr.)	Outstanding Amount (Rs. in Cr.)	Security Offered
HDFC/Ashiana - TGTD/OL-6 dated May 09, 2017	36.00	20.00	20.00	First Equitable Mortgage of Project land admeasuring 37968.60 Sq. Mt. located at Khasra Nos. - 519 to 523, 525, 527 & 529, Village Neendar, Tehsil - Amer, Sikar Road, Jaipur, with construction thereon, present & future. First exclusive charge on the entire sale proceeds / receivables accruing from sold and unsold area of the entire "Ashiana Greens" project land.

3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is March 31, 2019.
4. That seventy percent of the amounts realized by 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 the 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 only 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.
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.

For THE GREEN TRIVENI DEVELOPER

M. K. Singh

AUTHORISED SIGNATORY

9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

AUTHORISED SIGNATORY
Deponent

Verification

I Mayank Raj Modi Son of Shri Raj Kumar Modi aged 38 years R/o. BB-16, Greater Kailash Enclave Part - II, New Delhi - 110048 do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For THE GREEN TRIVENI DEVELOPER

Mayank Raj Modi

AUTHORISED SIGNATORY

Verified by me at Jaipur on this 20th day of July 2017.

Deponent

Ashiana Homes Pvt Ltd

3H, Plaza M6 District Centre, Jasola, New Delhi 110 025, India
T: 011 4056 4036 F: 011 4056 4040 E: contact@ashianahomes.com
www.ashianahomes.com



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/S ASHIANA HOMES PRIVATE LIMITED IN ITS BOARD MEETING HELD ON 16TH DAY OF JUNE' 2017 AT THE CORPORATE OFFICE OF THE COMPANY AT 3H, PLAZA M-6, DISTRICT CENTRE JASOLA, NEW DELHI – 110025 AT 11.00 A.M.

"RESOLVED THAT in furtherance to Authority Letter dated March 14, 2014 mutually executed by the Partners of The Green Triveni Developer ("Partnership Firm"), the consent of the Board of Directors of the Company be and is hereby accorded to apply for the registration of the Group Housing Project "Ashiana Greens Phase – I" being developed on piece and parcel of land admeasuring 37,968.60 Sq.Mt. located at Khasra Nos.- 519 to 523, 525, 527 & 529, Village Nindar, Tehsil-Amer, Sikar Road, Jaipur as a Partner to Partnership Firm with Real Estate Regulatory Authority, Jaipur under Real Estate (Regulation and Development) Act' 2016 and other applicable laws, rules and regulations made thereunder.

"RESOLVED FURTHER THAT Mr. Raj Kumar Modi, Managing Director (DIN: 00180472), Mr. Rohit Raj Modi (DIN: 00180505), and Mr. Mayank Raj Modi (DIN: 00180546), Directors of the Company be and are hereby severally authorized on behalf of the Company to deal with and represent on behalf Partnership Firm with the appropriate authorities under RERA Registration and other applicable laws and to sign all the Forms, Declarations, Affidavits and other documents and writings.

RESOLVED FURTHER THAT Mr. Raj Kumar Modi, Managing Director (DIN: 00180472), Mr. Rohit Raj Modi (DIN: 00180505), and Mr. Mayank Raj Modi (DIN: 00180546), Directors of the Company be and are hereby severally authorized on behalf of the Company to do all such acts, deeds and things as may be necessary or incidental to give effect to the above and to delegate all or any one or more of the aforesaid power/s to any other person(s) by way of Letter of Authority(s) and authorize them to exercise the powers so delegated on behalf of the Company."

For ASHIANA HOMES PVT. LTD.

Director

Mayank Raj Modi

Director

DIN: 00180546

Address: BB-16

**Greater Kailash Enclave Part-II,
New Delhi – 110048**

Certified To Be True

For ASHIANA HOMES PRIVATE LIMITED
ASHIANA HOMES PVT. LTD.

Raj Kumar Modi
(Managing Director)
Managing Director

DIN: 00180472

Address: BB-16

**Greater Kailash Enclave Part-II,
New Delhi – 110048**

The Green Triveni Developer

306 & 307, City Pearl, (Opp. Hotel Gangaur), Khasa Kothi Circle, M.I. Road, Jaipur-302006
Tel: 75 683 9993 / 96 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 Branch Office at 306-307, City Pearl (opposite Hotel Gangaur), Khasa Kothi Circle, M.I. Road, Jaipur-302006 (herein "Said Firm" or "Partnership Firm"),

- | | | |
|--------|--|-----------------|
| (i) | Triveni Web Buildex 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 & 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 Baidi Narayan Agarwal,
R/o 9-10, Gopal Nagar A, 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 |
| (viii) | Ashiana Homes Pvt. Ltd.,
Registered Office at 5F, Everest, 46/C, Chowringhee Road, Kolkata
Corporate Office at 3H, Plaza M6, Dist. Centre Jasola, New Delhi
Through its Director Shri Mayank Raj Modi | Eighth Partner |

For Yamuna Planners & Developers Pvt. Ltd.

Director

For LOTUS BUILDTECH PVT. LTD.

Delhi Office

3H, Plaza M6, Dist. Centre Jasola
New Delhi - 110 025
Tel: 011-4056 4056, Fax: 011-4056 4040

For Green Triveni Developers Pvt. Ltd.

Site Office

Ashiana Greens
Ekar Road, Near Sun City Jaipur
Tel: 88 24 100 100

For ASHIANA HOMES PVT. LTD.

DIRECTOR

FOR THE GREEN TRIVENI DEVELOPER

PROJECT BY

GREEN / TRIVENI

Ashiana

Do hereby, jointly and severally authorize **Ashiana Homes Pvt. Ltd.**, the Eighth Partner of the Said Firm (hereinafter referred to as the "**Authorised Partner**" or "**Company**") to 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.
- (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 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.

For Technical Consultant

[Signature]

[Signature]

For Yamuna Developers Pvt. Ltd.

[Signature]
Director

[Signature]

[Signature]
Director

For LOTUS BUILDTECH PVT. LTD.

[Signature]
Director

[Signature]
For THE GREEN TRIVENI DEVELOPER
[Signature]
AUTHORISED SIGNATORY

For ASHIANA HOMES PVT. LTD.

[Signature]
DIRECTOR

- (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.
- (xiii) To authorize and delegate all or any of the aforesaid powers to any of its employee(s) through passing a Board Resolution or by executing and/or notarising/ registering a Power of Attorney, as the Company may deem fit and necessary and the same shall be exercisable by the said employee(s) as long as he/she is in the employment of the Company, or until the said authority is terminated or withdrawn by the Company.

For Green Triveni Developer

[Signature]

[Signature]

For Yash
K. S. G.

[Signature]

[Signature]

For Green Triveni Developers
Pvt. Ltd.

[Signature]

Director

For LOTUS BUILDTECH

[Signature]

[Signature]

For ASHIANA HOMES PVT. LTD.

[Signature]

DIRECTOR

Director

For THE GREEN TRIVENI DEVELOPER

[Signature]

AUTHORISED SIGNATORY

- (xiv) The authority/ powers given to the Company 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 Company remains a partner of the Firm.

Dated this 14th day of March 2014.

For THE GREEN TRIVENI DEVELOPER

For Triveni Well Builder Co. Pvt. Ltd.

Am Chandra Agarwal

1.

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

2.

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

For LOTUS BUILDTech Pvt. Ltd.

3.

Lotus Buildtech Pvt. Ltd. (Third Partner)

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4.

Green Triveni Developers Pvt. Ltd. (Fourth Partner)

5.

Shri Ram Chandra Agarwal (Fifth Partner)

6.

Shri Gopi Kishen Jaju (Sixth Partner)

7.

Shri Ram Karan Bhakar (Seventh Partner)
For ASHIANA HOMES PVT. LTD.

8.

Ashiana Homes Pvt. Ltd. (Eighth Partner)

For THE GREEN TRIVENI DEVELOPER

Mayank Singh

AUTHORISED SIGNATORY