

Signature: 
ACC Name - Kanika Aggarwal ACC Ce
ACC Add - Noida - Mobile - 9650236878
License No - 180/2020, Tehsil & District

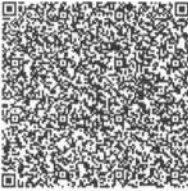


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP63901562422444T
Certificate Issued Date : 10-Dec-2021 02:54 PM
Account Reference : NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401380418047542498479T
Purchased by : KARYAN INFRATECH LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : KARYAN INFRATECH LLP
Second Party : Not Applicable
Stamp Duty Paid By : KARYAN INFRATECH LLP
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



-----Please write or type below this line-----



Affidavit

To,

Uttar Pradesh Real Estate Regulatory Authority

Naveen Bhavan, Rajya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad, Lucknow - 226007

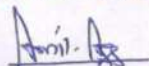
Sub: Affidavit cum undertaking in compliance to the your observation dated **06-12-2021** for the Project **"KARYAN CITYWALK"** Proposed at commercial Plot no. 1-A, Pinewood Enclave, Sector-2, Wave City, N.H.-24, Ghaziabad, U.P.

I Amit Aggarwal Promoter of the project/duly authorized by the promoter of the project, do hereby solemnly declare, undertake and state that:-

1. We have not booked/sold any unit of the above said project to any person so far.
2. That as per approved DPR/Layout plan, entire land of township "Wave City" has been developed by M/S Uppal Chadha Hi-Tech Developers Private Limited in different types of plots like residential, commercial, institutional etc. with necessary facilities like sewerage, drain, roads etc.. M/S Uppal Chadha Hi-Tech Developers Private Limited sold the commercial plot no. 1-A, Pinewood Enclave, Sector-2, Wave City, N.H.-24, Ghaziabad to M/s Karyan Infratech LLP vide conveyance deed dated 13.10.2021 without any recourse to revenue records. Hence, it is not possible for us to highlight the Khasra numbers in the extracts of Khatauni.
3. We hereby confirm and undertake that no other project is registered on commercial Plot no. 1-A, Pinewood Enclave, Sector-2, Wave City, N.H.-24, Ghaziabad, in U.P. RERA.

For KARYAN INFRATECH LLP

Deponent


Authorised Signatory

Verification

The Contents of my above Affidavit cum undertaking are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Noida on this date December 10, 2021

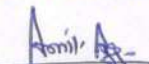


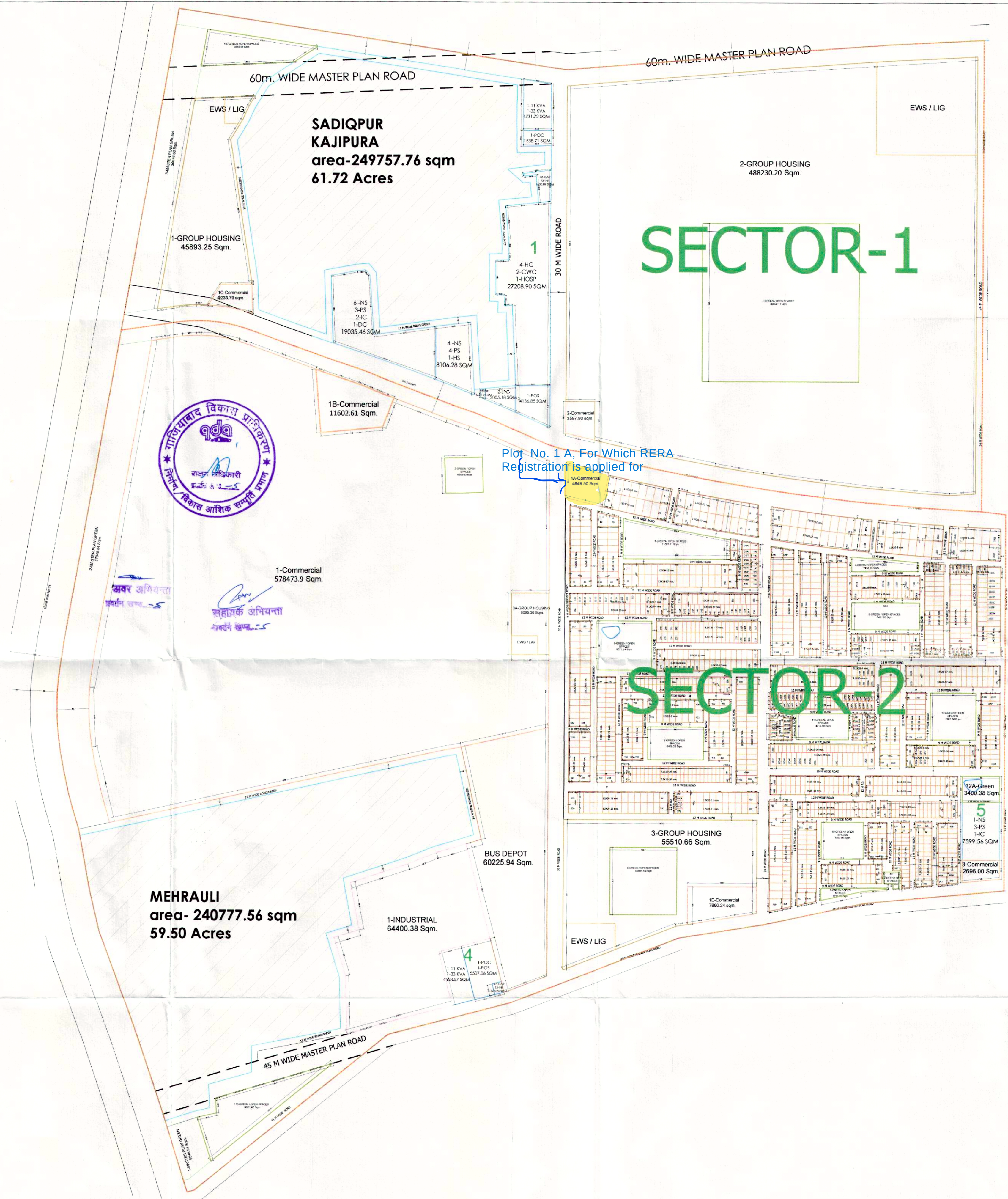
ATTESTED

**Notary Public
Govt. of India**

For KARYAN INFRATECH LLP

Deponent


Authorised Signatory



Landuse Analysis Sector - 1 & 2			
Description	Area (sqm.)	Area (Acres.)	%age
Plotted	317947.34	78.57	
Group Housing Including EWS/LIG	597727.84	147.70	
EWS/LIG for plotted	0.00	0.00	
Sub Total	915675.18	226.27	30.79
Public / Semi Public	86584.00	21.40	2.91
Commercial/Office	612101.75	151.25	20.58
Industrial	64400.38	15.91	2.17
Recreational	0.00	0.00	0.00
Green / Open Space Including Master Plan Green	288218.16	71.22	9.69
Abadi	511938.99	126.50	17.21
Transport (Bus Depot)	60225.95	14.88	
Road / Including Master Plan Road	435085.33	107.51	
Total Road	495311.28	122.39	16.65
Total	2974229.74	734.95	100.00

Project Name: WAVE City	Developer Company: Uppal Chadha Hi-Tech Developers Pvt. Ltd. Plot No -757, Village Dasna, Kazipura More, NH-24 Ghaziabad	Drawing Completion Sector 1 & 2	SCALE NTS	DATE	N 	OWNER'S SIGN 	ARCHITECT'S/ TOWN PLANNER'S SIGN
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