

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gopal Goyal, Authorised Signatory, IT Infrastructure Park Pvt. Ltd., having its Registered Office at D-5, Ground Floor, Anand Vihar, Laxmi Nagar, East Delhi, Delhi, PIN-110092 duly authorized vide Board Resolution Dated – 23.01.2026 by the Promoter of the proposed project, **The Flagship Phase 5** situated at Plot No. – 1B, Sector-140A, NOIDA, Gautam Buddha Nagar, Uttar Pradesh -201305.

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

1. That the Promoter have a legal title to the land on which the development of the 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 16.11.2027.
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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



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IT INFRASTRUCTURE PARK PRIVATE LTD.
Gopal Goyal
Authorised Signatory

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.

IT INFRASTRUCTURE PARK PRIVATE LTD.

Copal Copal

Authorised Signatory

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 13th day of March 2026

IT INFRASTRUCTURE PARK PRIVATE LTD.

Copal Copal

Authorised Signatory

Deponent



Renu
ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

13 MAR 2026

IT INFRASTRUCTURE PARK PRIVATE LTD

CIN: U94110DL2001PTC112109

Regd. Off.: D-5, Ground Floor, Anand Vihar, Laxmi Nagar, East Delhi, Delhi-110092

Email – cs@crcgroup.in; Phone – 9810317805

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS (“BOARD”) OF IT INFRASTRUCTURE PARK PRIVATE LTD (“COMPANY”), AT THEIR MEETING HELD ON FRIDAY, 23RD DAY OF JANUARY 2026 AT THE OFFICE OF THE COMPANY AT GROUND FLOOR, TOWER-A, PLOT NO. 5 BHUTANI TECHNO PARK (EARLIER LOGIX TECHNO PARK), SECTOR-127 NOIDA-201301 AT 09:00 A.M IST

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project (IT/ITES) namely **The Flagship** situated at Plot No.-1B, Sector 140A, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201305.

That, the Land admeasuring 45,202.50 Sq. Mtrs. at Plot No.-1B, Sector 140A, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201305 had been registered in the office of Sub-Registrar, Sadar-1, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, vide Sub-Lease Deed Dated-21.10.2009 through document No. 3997, Book No. 1, Volume No. 1589, Page No. 489 to 554, Dated-29.10.2009, by New Okhla Industrial Development Authority (NOIDA) as “Lessor”, Sarv-Mangal Realtech Pvt. Ltd. as “Lessee”, in favour of IT Infrastructure Park Pvt. Ltd. as “Sub-Lessee”.

That, the said project is being developed in phased manner and 5th Phase of the Project is being developed on Land area admeasuring 3096.1 Sq. Mtrs. as **The Flagship Phase 5**.

Now, Company required to apply for Registration of the said Project 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), Undertaking(s), Agreement(s), Dccd(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 **The Flagship Phase 5** project Land admeasuring 3096.1 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 Mr. Gopal Goyal, Authorised Signatory of the company, be and hereby authorized to apply, sign, submit, correct, amend application, document, form, affidavit, agreement, undertaking, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project.”

For and on Behalf of the Board

IT Infrastructure Park Pvt. Ltd.

IT INFRASTRUCTURE PARK PVT. LTD


Directo

Himanshu Goyal
(Director)
DIN-07078879

IT INFRASTRUCTURE PARK PVT. LTD


Directo

Ankit Satish Garg
(Director)
DIN-08741345

Accepted by

IT INFRASTRUCTURE PARK PRIVATE LTD


Gopal Goyal
(Authorised Signatory)

Authorised Signatory