



## INDIA NON JUDICIAL

Government of Uttar Pradesh

**e-Stamp**

Signature.....  
ACC Name - V.Kas Chahan ACC Code - UP14003304  
ACC Add - Noida Sector - 9540079101  
License No. - 170/2018, Tehsil & District - G.B. Nagar

**Certificate No.**

**Certificate Issued Date**

### Account Reference

Unique Doc. Reference

Purchased by

### Description of Document

### Property Description

**Consideration Price (Rs.)**

Editorial

### First Party

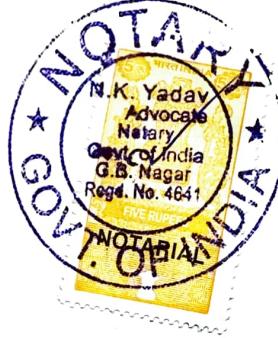
## Second Party

### Stamp Duty Paid By

: IN-UP53075788484490U  
: 17-Nov-2022 02:29 PM  
: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN  
: SUBIN-UPUP1400330499120798066680U  
: IT INFRASTRUCTURE PARK PVT LTD  
: Article 4 Affidavit  
: Not Applicable  
:  
: IT INFRASTRUCTURE PARK PVT LTD  
: Not Applicable  
: IT INFRASTRUCTURE PARK PVT LTD  
: 100  
: (One Hundred only)



Please write or type below this line



This Stamp paper is attached to and is an integral part of Affidavit for Form B of The Flagship Phase 1 developed by IT Infrastructure Park Pvt. Ltd. situated at Plot No-001, Block -B, Sector-140 A, Noida, Gautam Buddha Nagar, Uttar Pradesh-210305

IT INFRASTRUCTURE PARK PRIVATE LTD.

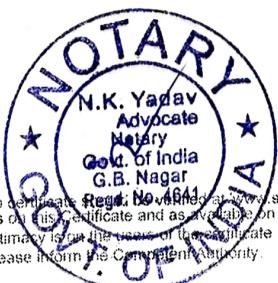
Gopal Goyal  
Authorised Signatory

**Statutory Alert:**

1. The authenticity of this Stamp certificate ~~Reqd. No~~ is available at [www.shilestamp.com](http://www.shilestamp.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 user of the certificate.

3. In case of any discrepancy please inform the Competent Authority.



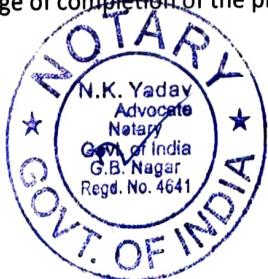
**FORM 'B'**  
[See Rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Gopal Goyal, Authorised Signatory, IT Infrastructure Park Pvt. Ltd., having its Registered Office at Plot No. 3&4, Second Floor, Savitri Bhawan, A-Block Market, Preet Vihar, East Delhi, Delhi, PIN-110092 duly authorized vide Board Resolution Dated – 23.11.2022 by the Promoter of the proposed project, **The Flagship Phase 1** 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.



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.

Gopal Goyal

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 24<sup>th</sup> day of JANUARY 2023.

IT INFRASTRUCTURE PARK PRIVATE LTD.

Gopal Goyal

Authorised Signatory

Deponent



ATTESTED  
N.K. YADAV  
Regd. 4641, Advocate  
Govt. of India  
G B Nagar

# IT INFRASTRUCTURE PARK PRIVATE LIMITED

Corporate Address: Ground Floor, Tower-A, Bhutani Techno Park, Sector-127, Noida-201301.  
Email – cs@crcgroup.in

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF IT INFRASTRUCTURE PARK PRIVATE LIMITED ON WEDNESDAY, 23<sup>rd</sup> NOVEMBER 2022 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT PLOT NO.3 &4, SECOND FLOOR, SAVITRI BHAWAN, A- BLOCK MARKET, PREET VIHAR, EAST DELHI, DELHI PIN-110092.**

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 1st Phase of the Project is being developed on Land area admeasuring 6,995 Sq. Mtrs. as **The Flagship Phase 1**.

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 1** project Land admeasuring 6,995 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 PRIVATE LTD.**

**IT INFRASTRUCTURE PARK PRIVATE LTD.**

Himanshu Goyal **Director** Kunal Bhalla  
(Director) (Director)

Director

**IT INFRASTRUCTURE PARK PRIVATE LTD.**  
Gopal Goyal  
Authorised Signatory

(Authorised Signatory)

DIN-07078879

DIN-06499693