



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

₹100

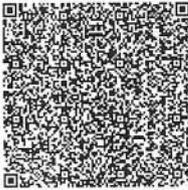
e-Stamp

Signature

ACC Name- Kurdeep Yadav ACC Code. UP14017204  
ACC Address- A-Block Sec-03,Palpur, No-750,Haridwar, Mobile-9958585888  
License No- 224/2021 & Tehsil & District Dadri- G.B. Nagar

Certificate No.	: IN-UP92490620946734U
Certificate Issued Date	: 17-May-2022 07:35 PM
Account Reference	: NEWIMPACC (SV)/ up14017204/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401720476353186378127U
Purchased by	: NIRALA INFRATECH PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NIRALA INFRATECH PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: NIRALA INFRATECH PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

UP92490620946734U

THIS NON JUDICIAL STAMP PAPER FORM PART AND PARCEL  
OF AFFIDAVIT IN FAVOUR OF UP-RERA BY M/RS  
NIRALA INFRATECH PVT LTD THROUGH DIRECTOR MR. BIJENDRA  
KUNAR GUPTA

NIRALA INFRATECH (PVT) LTD.

*[Handwritten Signature]*  
Director



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

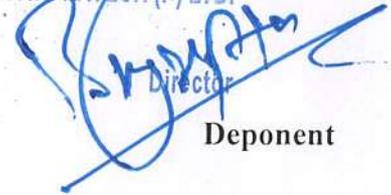
## AFFIDAVIT

Affidavit of Mr. Bijendra Kumar Gupta S/o Shri. Bisheshwer Nath Gupta, Director of M/s Nirala Infratech Private Limited, (hereinafter referred as "Promoter"), duly authorized by the promoter of proposed project (Nirala Estate Phase-V) at GH-04, Tech Zone-4, Greater Noida (West), vide its authorization dated 4<sup>th</sup> February, 2022.

I, Mr. Bijendra Kumar Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Sanction Map and layout plans for the project "Nirala Estate Phase V" are currently valid till 31-12-2022.
2. That we will get the extended/ revalidated Sanctioned Map / plans on the expiry of the current Map approval and we will submit a copy of revalidated Sanctioned Map to Uttar Pradesh Real Estate Regulatory Authority.

NIRALA INFRA TECH (P) LTD.

  
Director  
Deponent

### Verification

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

Verified by me at Noida on this 18<sup>TH</sup> day of MAY 2022.

NIRALA INFRA TECH (P) LTD.

  
Deponent



ATTESTED

  
Notary Public  
Govt. of India

18 MAY 2022



## Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bijendra Kumar Gupta S/o Shri. Bisheshwer Nath Gupta, Director of M/s Nirala Infratech Private Limited, (hereinafter referred as "Promoter"), duly authorized by the promoter of proposed project (Nirala Estate Phase-V) at GH-04, Tech Zone-4, Greater Noida (West), vide its authorization dated 4<sup>th</sup> February, 2022.

I, Mr. Bijendra Kumar Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have not made any sales or received any advance against sales/bookings of flats for the project "Nirala Estate Phase-V".
2. That the following four projects has been registered under RERA on the same Khasra Numbers come under Project "Nirala Estate Phase-V".
  - i) Nirala Estate Phase-II
  - ii) NIRALA ESTATE PHASE-III
  - iii) NIRALA ESTATE PHASE-IV
  - iv) NIRALA - BIZ PARKLayout Plan for showing delineation of Phases of total plot area has attached.

NIRALA INFRA TECH (P) LTD.  
  
Director Deponent

## Verification

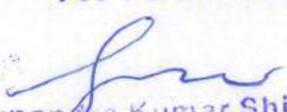
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on this 20<sup>TH</sup> day of APRIL 2022.

NIRALA INFRA TECH (P) LTD.  
  
Director Deponent



20 APR 2022

ATTESTED  
  
Munendra Kumar Shishodia  
Advocate  
Distt. Court G.B.N.





## Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bijendra Kumar Gupta S/o Shri. Bisheshwer Nath Gupta, Director of M/s Nirala Infratech Private Limited, (hereinafter referred as "Promoter"), duly authorized by the promoter of proposed project (Nirala Estate Phase-V) at GH-04, Tech Zone-4, Greater Noida (West), vide its authorization dated 4<sup>th</sup> February, 2022.

I, Mr. Bijendra Kumar Gupta duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the above project is free from all encumbrances.
3. That the time period within which the project (Phase-V of Nirala Estate) shall be completed by me/promoter is 30.11.2027.
4. That seventy per cent of the amounts realised 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 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 utilised 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.

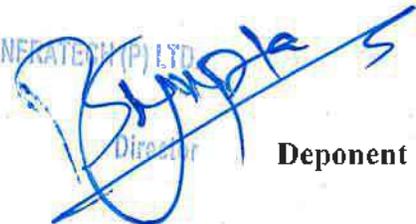


  
NIRALA INFRA TECH (P) LTD.  
Director

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.

NIRALA INFRA TECH (P) LTD.

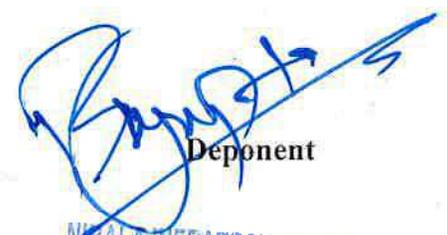


Deponent

**Verification**

✓ The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on this \_\_\_\_\_ day of \_\_\_\_\_ 2022.



Deponent

NIRALA INFRA TECH (P) LTD.

Director

**ATTESTED**



Munendra Kumar Shishodia  
Advocate  
Distt Court G B N



**25 FEB 2022**