



INDIA NON JUDICIAL



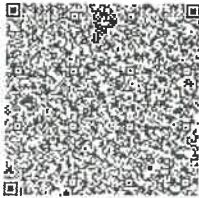
IN-UP03711738628938Y

Government of Uttar Pradesh

e-Stamp

ANUJ KUMAR GARG
LICENCE No. 32
TEHSIL GHAZIABAD

Certificate No.	: IN-UP03711738628938Y
Certificate Issued Date	: 11-Feb-2026 04:10 PM
Account Reference	: NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1401060403257101056856Y
Purchased by	: VALUE INFRATECH INDIA PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: VALUE INFRATECH INDIA PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: VALUE INFRATECH INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

FORM - B



For Value Infratech India Pvt. Ltd.

Authorized Signatory

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.

IN-UP03711738628938Y 11-Feb-2026 04:10 PM VALUE INFRATECH INDIA PVT LTD VALUE INFRATECH INDIA PVT LTD VALUE INFRATECH INDIA PVT LTD

IN-UP03711738628938Y 11-Feb-2026 04:10 PM VALUE INFRATECH INDIA PVT LTD VALUE INFRATECH INDIA PVT LTD VALUE INFRATECH INDIA PVT LTD

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sagar Batra Director of the M/s Value Infratech India Pvt. Ltd. duly authorized by the promoter of the proposed project Apex Sky Height , vide its/his/their Board Resolution dated 12.02.2026

I, Sagar Batra Director of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Value Infratech India Pvt. Ltd. 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 said land is free from all encumbrances. And no loan has been taken on the subject land.
3. That the time period within which the project shall be completed by me/promoted is 20.02.2026 to 05.02.2031 for 60 Months.
4. That seventy percent of the amounts realised by me /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.



For Value Infratech India Pvt. Ltd.

Authorized Signatory

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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

For Value Infratech India Pvt. Ltd.

Authorized Deponent

Verification

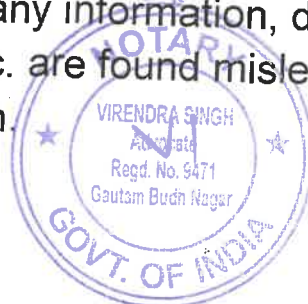
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of 12.02.2025

For Value Infratech India Pvt. Ltd.

Authorized Signator Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted is correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



VIRENDRA SINGH
Advocate (Notary)
Distt. Guatam Budh Nagar

07 MAR 2026

Affidavit cum declaration for New Project "Apex Sky Height"
Confirmation

Affidavit cum declaration of Mr. Sagar Batra Director Signatory duly authorized by M/s Value Infratech India Pvt. Ltd. Promoter of the project- "Apex Sky Height",

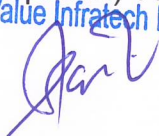
That in terms of section 3(1) of Real Estate (Regulation and Development) Act, 2016.

That the project is situated at Plot No. Jalalabad Morta, Khata No – 389, Khasra no.1101, District Ghaziabad Uttar Pradesh-201003

On which the project is proposed was allotted by the authority Sanction Letter Dated 06.02.2026.

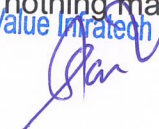
That implementation of "Apex Sky Height" is too made now and therefore registration of the new project is submitted before the RERA authority. That we have not advertised, marketing, booked, sold or offered for sale, or invited person to purchase in any manner for the said project under reference.

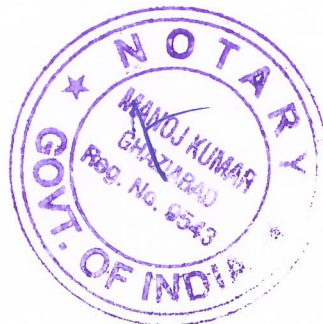
That in terms of section 3(1) of Real Estate (Regulation and Development) Act, 2016. The said under reference is not ongoing project.

For Value Infratech India Pvt. Ltd.

Deponent Director

Verification

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

For Value Infratech India Pvt. Ltd.

Deponent Director



ATTESTED

MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No-9543

2 FEB 2026