

**INDIA NON JUDICIAL****Government of Uttar Pradesh****e-Stamp****Signature**

ACC Name - Vites Chauhan ACC Code- UP14003304

ACC / J-1 / 11-Nov-2019-9540670101

License No. - 33/2014, Dehradun &amp; District - G.B. Nagar

Certificate No. : IN-UP93705745637592V  
 Certificate Issued Date : 25-Apr-2023 04:29 PM  
 Account Reference : NEWIMPACC (SV/ up14003304/ NOIDA/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400330481830239108997V  
 Purchased by : IT INFRASTRUCTURE PARK PVT LTD  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : IT INFRASTRUCTURE PARK PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : IT INFRASTRUCTURE PARK PVT LTD  
 Stamp Duty Amount(Rs.) : 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 2 project Developed by IT Infrastructure Park Pvt. Ltd. situated at Plot No-001, Block-B, Sector-140A, Noida, Gautam Buddha Nagar, Uttar Pradesh-201305



IT INFRASTRUCTURE PARK PRIVATE LTD  
*Copal Goyal*  
 Authorised Signatory

**Important Alert**

It is important to note that this document is a scanned copy of the original document. It is recommended to verify the original document with the concerned authority. The original document can be verified by comparing the stamp and signature with the stamp and signature on the original document.

**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 - 21.04.2023 by the Promoter of the proposed project, **The Flagship Phase 2** 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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*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.

*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 1<sup>st</sup> day of May 2023.

*Gopal Goyal*  
Authorised Signatory  
Deponent



**ATTESTED**  
M.V. SINGH  
Advocate Notary  
G.B. Nagar NCR  
25 MAY 2023