



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP53799328399086W



Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

PGC Ad - Noida - Mobile - 9540079101

≥100

License No.- 170/2018, Tehsil & District - G.B. Nagar

IN-UP53799328399086W
21-Aug-2024 01:19 PM
NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
SUBIN-UPUP1400330404295301422010W
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)

सत्यमेव जयते



181-1853799328399086W

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 4 project developed by IT Infrastructure Park Pvt. Ltd. Situated Plot no. 1B, Sector-140A, Noida, Gautam Budh Nagar, Uttar Pradesh-201305



IT INFRASTRUCTURE PARK PRIVATE LTD.

Authorised Signatory

Statutory Alert:

1. 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.

2. The onus of checking the legitimacy is on the users 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 – 03.07.2024 by the Promoter of the proposed project, **The Flagship Phase 4** 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 22nd day of Aug 2024

Gopal Goyal
Authorised Signatory

Deponent



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

22 AUG 2024



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Government of Uttar Pradesh

IN-UP55990878798984W

e-Stamp

Signature.....

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC Add - Noida - Mobile - 9540079101

₹100

License No - 170/2018, Tehsil & District - G.B. Nagar

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 : IT INFRASTRUCTURE PARK PVT LTD
 : Article 4 Affidavit
 : Not Applicable
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 : IT INFRASTRUCTURE PARK PVT LTD
 : Not Applicable
 : IT INFRASTRUCTURE PARK PVT LTD
 : 100
 : (One Hundred only)

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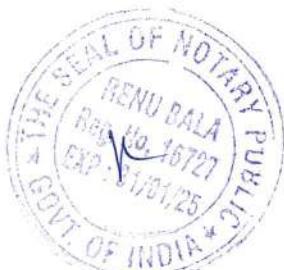
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Please write or type below this line

This stamp paper is attached to and is an integral part of Affidavit of The Flagship Phase 4 project developed by IT Infrastructure Park Pvt. Ltd. Situated Plot No. 1B, Sector-140A, Noida, Gautam Budh Nagar, Uttar Pradesh 201305.



IT INFRASTRUCTURE PARK PRIVATE LTD.

Coyal
Authorised Signatory

Statutory Alert:

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- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.

Affidavit

I, Gopal Goyal S/o Sri Vinod Kumar Goyal aged about 26 Years, 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, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am Authorised Signatory in the Company, 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
3. That the said Company is developing a Project, The Flagship at Plot No.-1B, Sector 140A, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201305, having a Land area admeasuring 45,202.50 Sq. Mtrs.
4. That the IT Infrastructure Park Pvt. Ltd. is now developing a Project, The Flagship Phase 4, on Land area of 23,767.45 Sq. Mtrs out of the above said Total Land area admeasuring 45,202.50 Sq. Mtrs.
5. The Application for the Registration of the said Project is being submitted along with this Affidavit.
6. That no sale has been made in the above said Project, neither any amount has been received against the allotment of any Apartment(s) / Shop(s), in the said Project.
7. That the Company hereby declares that it shall allot the property and receive the payments from the Applicants / Allottees of the Project only after the grant of registration of the said Project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.

IT INFRASTRUCTURE PARK PRIVATE LTD.

Gopal Goyal
Gopal Goyal
Deponent

Authorised Signatory

Verification-

Verified at Gautam Buddha Nagar on this 22nd day of Aug 2024. That the contents of this affidavit at S.No. 1 to 7 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

IT INFRASTRUCTURE PARK PRIVATE LTD.

Gopal Goyal
Gopal Goyal
Authorised Signatory
Deponent

So, help me God.



ATTESTED
RENU BALA
Reg. No. 16727
Notary Public
Govt. of India

22 Aug 2024

IT INFRASTRUCTURE PARK PRIVATE LTD

CIN: U72900DL2001PTC112109

Regd. Off.: D-5, Ground Floor, Anand Vihar, Laxmi Nagar, East Delhi, Delhi-110092
Email – cs@crcgroup.in

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 WEDNESDAY, 03RD DAY OF JULY, 2024, AT THE CORPORATE OFFCE OF THE COMPANY AT GROUND FLOOR, TOWER-A, BHUTANI TECHNO PARK, SECTOR-127, NOIDA-201301 AT 11:30 A.M. IST

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.

The Chairman further informed the Board 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".

The Chairman further informed the Board that the said project is being developed in phased manner and 3rd Phase of the Project is being developed on Land area admeasuring 23,767.45 Sq. Mtrs. as 'The Flagship Phase 4'.

Now, Company is 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), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved as under:

"RESOLVED THAT the consent of Board of directors be and is hereby accorded to file an Application for Registration of 'The Flagship Phase 4' project Land admeasuring 23,767.45 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 Private Ltd

IT INFRASTRUCTURE PARK PVT. LTD

Director

Himanshu Goyal
(Director)
DIN-07078879
Place: Noida
Date: 22.08.2024

INFRASRUCTURE PARK PRIVATE LTD.


Gopal Goyal
Authorised Signatory

Accepted by
Gopal Goyal
(Authorised Signatory)