

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp

Signature

Name: Yadav Advait

License No. - 181/2020, Tehsil & Distric G.B. Nagar

Certificate No.

IN-UP28447383850988U

₹100

Certificate Issued Date

19-Oct-2022 02:10 PM

Account Reference

NEWIMPACO (SV)/up14014904/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

SUBIN-UPUP1401490449671830936851U

Purchased by

NOIDA CYBER PARK PVT LTD

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

NOIDA CYBER PARK PVT LTD

Second Party

Not Applicable

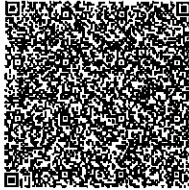
Stamp Duty Paid By

NOIDA CYBER PARK PVT LTD

Stamp Duty Amount(Rs.)

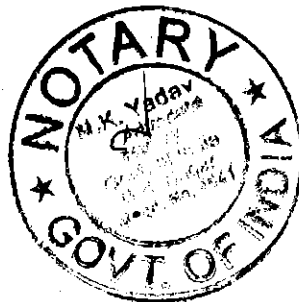
100  
(One Hundred only)

सत्यमेव जयते



IN-UP28447383850988U

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### Statutory Alert:

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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. Amit Kumar Agarwal, Director/promoter of the M/s Noida Cyber Park Pvt. Ltd. duly authorized by the promoter of the proposed project Noida Cyber Hub., vide its/his/their authorization dated 10.08.2022.

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

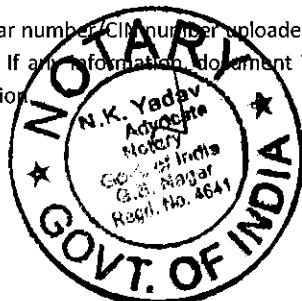
1. Noida Cyber Park Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances. OR That details of encumbrances as per attachment including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoted is 01.12.2022 to 31.05.2025 for 29 Months.
4. That seventy percent of the amounts realised by me /promoter for the real estate project from the allottee, 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 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.

Verification

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

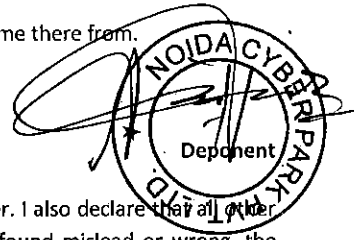
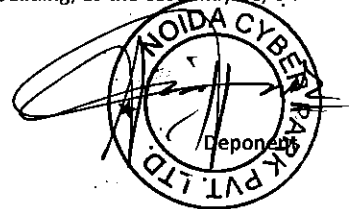
Verified by me at on this day of 20.10.2022

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.



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

19 OCT 2022



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## Government of Uttar Pradesh

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Signature Nmeet  
Notary Public - N.K. Yadav  
License No. - 181/2020, Tehsil & District G.B. Nagar

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IN-UP28448079218100U

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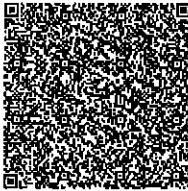
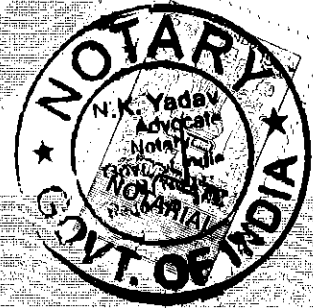
Stamp Duty Paid By

: NOIDA CYBER PARK PVT LTD

Stamp Duty Amount(Rs.)

: 100  
(One Hundred only)

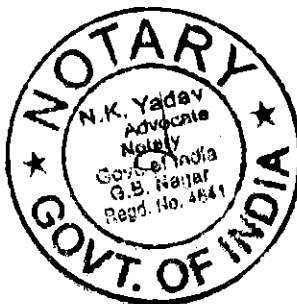
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Affidavit cum declaration for New Project "Noida Cyber Hub." Confirmation

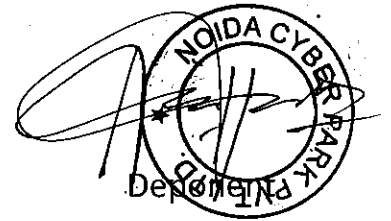
Affidavit cum declaration of Mr. Amit Kumar Agarwal authorized by M/s. Promoter Noida Cyber Park Pvt. Ltd. of the project- "Noida Cyber Hub.", vide their Board resolution dated 10.08.2022 for new project confirmation.

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

That the project is situated plot no. 28 and 29, Block No. C, Sector-62, Noida, admeasuring 2142 sq. mtrs of land in Sector -62, Noida, on which the project is proposed was allotted by the authority Lease deed.

That implementation of "Noida Cyber Hub" 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.

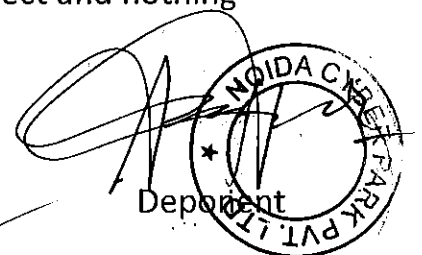
That in terms of section 3(1) of Real Estate (Regulation and Development) Act, 2016. The said under reference is not ongoing project.



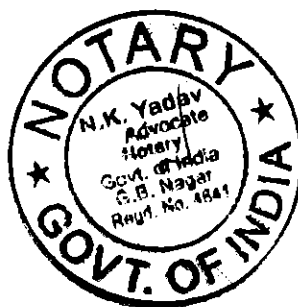
Deponent

Verification

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



Deponent



**ATTESTED**  
N.K. YADAV  
Regd. 4841, Advocate  
Govt. of India  
G.B. Nagar  
19 OCT 2022