प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2025/155042/GBN/GAUTAM BUDDH NAGAR/32487/JD
दिनांक:26-04-2025

प्रमाणित किया जाता है कि मैसर्स **IMPERIA STRUCTURES LIMITED-THE SEPHYRA** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO GH- A-4,SECTOR 25, SDZ, JAYPEE GREENS SPORTS CITY,,GREATER NOIDA** तहसील - **JEWAR** प्लाट एरिया **19039.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **97265.03** (वर्गमीटर), ब्लाकों की संख्या **6** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER A 1	21	1	70.70 mt.
TOWER A 2	21	1	70.70 mt.
TOWER B 1	26	1	83.30 mt.
TOWER B 2	26	1	83.30 mt.
TOWER B 3	26	1	83.30 mt.
TOWER B 4	26	1	83.30 mt.

है। भवन का अधिभोग मैसर्स **IMPERIA STRUCTURES LIMITED-THE SEPHYRA** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **IMPERIA STRUCTURES LIMITED-THE SEPHYRA** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगें।

Note : ग्निशमन अधिकारी /मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भोतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित सक्षम सत्ता प्राधिकारी को यह प्रोवीजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व समस्त अग्निशमन व्यवस्थाऐ उ0प्र0 अग्निशमन तथा आपात सेवा अधिनियम-2022 तद्धधीन नियमावली-2024 NBC-2016 के अनुसार अधिष्ठापित कराया जाना अनिवार्य है प्रस्तावित रिफयूज एरिया एन0बी0सी0 के अनुसार न्यून्तम निर्मित किया जाना अनिवार्य होगा।section plan uploaded in JIR

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों , सूचनाओं के आधार पर निर्गत किया जा रहा है । इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा । यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है ।"

हस्ताक्षर (निर्गमन अधिकारी)

Digitally Signed By
(Aman Sharma)

[A0269865B740788D0DE1F7D7C6707A357F263D40]

30-04-2025

निर्गत किये जाने का दिनांक : 30-04-2025
स्थान : LUCKNOW

सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	:	IN-DL19202898032155X
Certificate Issued Date	:	16-Jul-2025 12:53 PM
Account Reference	:	IMPACC (IV)/ dl1027503/ DELHI/ DL-SAD
Unique Doc. Reference	:	SUBIN-DLDL102750373774960304648X
Purchased by	:	IMPERIA STRUCTURES LIMITED
Description of Document	:	Article Undertaking
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	IMPERIA STRUCTURES LIMITED
Second Party	:	Not Applicable
Stamp Duty Paid By	:	IMPERIA STRUCTURES LIMITED
Stamp Duty Amount(Rs.)	:	50 (Fifty only)

Please write or type below this line

NOTARY
AMIT ANAND
Advocate
L. No. 16637
Exp. on 27/01/2030
GOVT. OF INDIA

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

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UNDERTAKING

I, Mohd Hissamuddin, Authorized Representative of Imperia Structures Limited (Promoter) having registered office at A-25, Mohan Co-operative Industrial Estate, New Delhi-110044, duly authorized vide board resolution dated 27.05.2025, do hereby declare and undertakes as follows:

1. That I have applied for the RERA registration of proposed project, **'The Sephyra'**, situated at GH-A4, Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Area.

2. That Sewerage Treatment Plant (STP) having total capacity of 3MLD in Jaypee Greens Sports City, SDZ is currently operational.

3. That Imperia Structures Limited undertakes to connect above-mentioned proposed project sewer line to Jaiprakash Associates Limited sewer line at its own cost and expense.

DEPONENT

VERIFICATION

Verified at New Delhi on this 18 AUG 2025 day of August, 2025 that the contents of this Undertaking are true and correct to the best of my knowledge and belief and nothing has been concealed therefrom.

DEPONENT

NOTARY
AMIT ANAND
Advocate
L. No. 16637
Exp. on 27/01/2030
GOVT. OF INDIA

ATTESTED
NOTARY PUBLIC
DELHI (INDIA)
18 AUG 2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF FY 2025-2026 OF THE BOARD OF DIRECTORS OF M/S IMPERIA STRUCTURES LIMITED DULY CONVENED & HELD ON TUESDAY, 27TH DAY OF MAY, 2025 AT 12:30 P.M. AT ITS REGISTERED OFFICE AT A - 25, MOHAN CO - OPERATIVE INDUSTRIAL ESTATE, MATHURA ROAD, NEW DELHI- 110044

Authorizing to sign and execute the requisite documents and applications in respect of registration under the Real Estate (Regulation and Development) Act, 2016 (RERA) for "THE SEPHYRA" Project of the Company

The Chairman proposed before the Board to give authorization to **Mohd Hissamuddin S/o Mohd Shamsuddin** to act as an authorized representative of the Company to sign and execute the requisite documents, applications, affidavits and agreements on behalf of the Company for registration of **"THE SEPHYRA"** Project of the Company under the Real Estate (Regulation and Development) Act, 2016 (RERA).

The Board discussed the matter and passed the following resolution unanimously:

"RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded to appoint **Mohd Hissamuddin S/o Mohd Shamsuddin** as an authorized representative of the Company to sign, execute, verify and submit for and on behalf of the Company, the requisite documents, applications, affidavits and agreements including application for registration under the Real Estate (Regulation and Development) Act, 2016 (RERA) with the respective authority for **"THE SEPHYRA"** Project of the Company, situated at Plot No. GH-A-4, Sector-25, Jaypee Greens Sports City, SDZ, Yamuna Expressway Industrial Development Authority (YEIDA), Gautam Budh Nagar, U.P."

"RESOLVED FURTHER THAT Mohd Hissamuddin is further authorized, to do all such acts, deeds, things and comply with all the formalities as may be necessary and incidental to give effect to the said resolution.

"RESOLVED FURTHER THAT a certified true copy of this resolution under the hand of any Director furnished, wherever required, for the purpose of placing reliance on the authority herein conferred."

Certified True Copy
For Imperia Structures Limited

IMPERIA STRUCTURES LTD. A-25 MCIE MATHURA ROAD NEW DELHI-110044

Brajinder Singh Batra
Director
DIN: 00047184

Date : 27.05.2025
Place: New Delhi