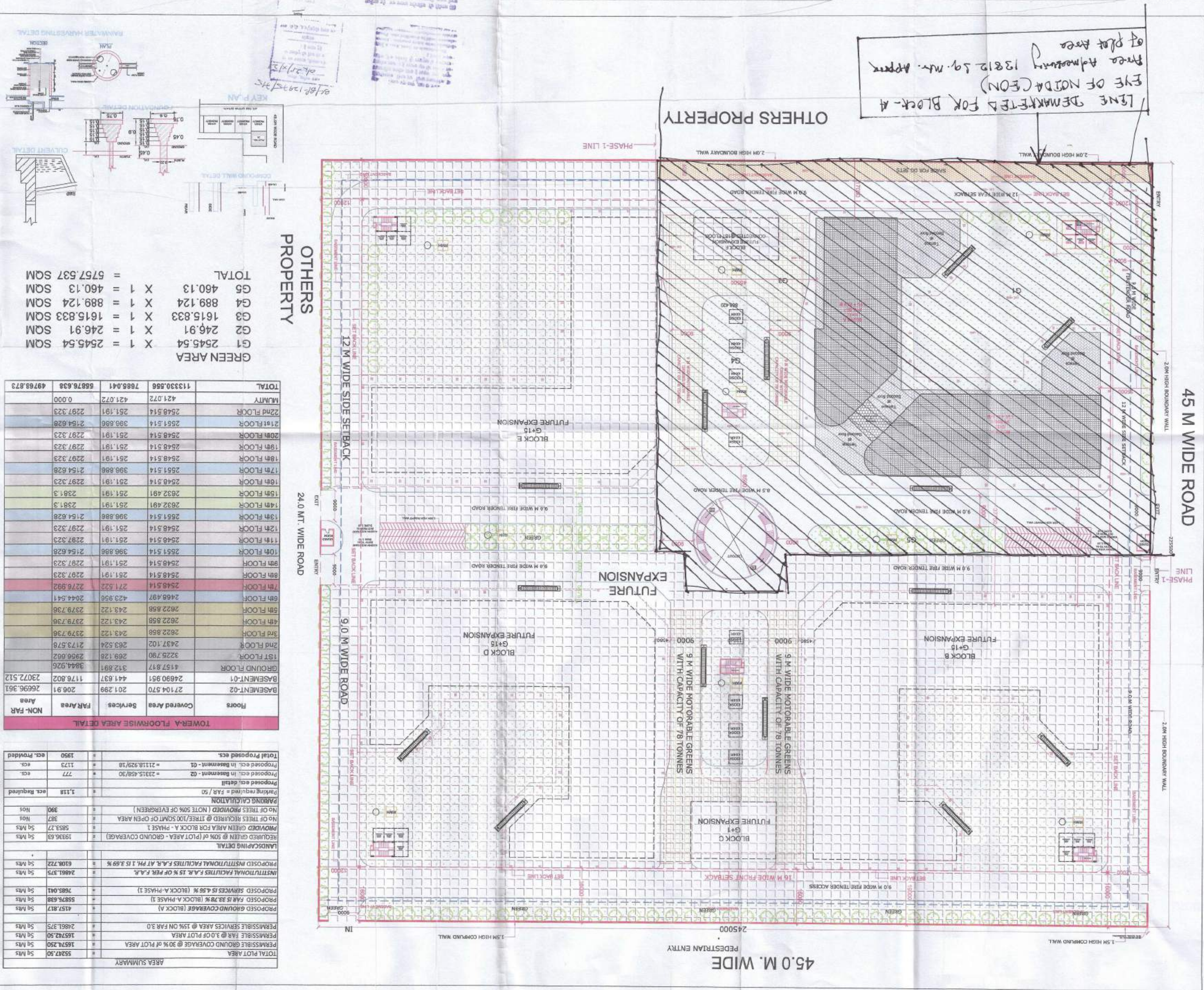




AREA SUMMARY					
55247.50	Sq Mtrs				TOTAL PLOT AREA
16574.250	Sq Mtrs				PERMISSIBLE FAR @ 3.0 OF PLOT AREA
24861.375	Sq Mtrs				PERMISSIBLE GREEN COVERAGE @ 30% OF PLOT AREA
4157.187	Sq Mtrs				PROPOSED GROUND COVERAGE (BLOCK A)
55879.638	Sq Mtrs	-	-	-	PROPOSED FAR IS 38.78 % (BLOCK A - PHASE 1)
7065.041	Sq Mtrs	-	-	-	PROPOSED SERVICES IS 4.58 % (BLOCK A - PHASE 1)
24861.722	Sq Mtrs				PROPOSED INSTITUTIONAL FACILITIES FAR, AT PH. 1 IS 3.69 %
1981.375	Sq Mtrs				INSTITUTIONAL FACILITIES FAR, 15% OF FAR
6108.722	Sq Mtrs				PROPOSED INSTITUTIONAL FACILITIES FAR, AT PH. 1 IS 3.69 %
19336.63	Sq Mtrs				LANDSCAPING DETAIL
					REQUIRED GREEN @ 50% OF (PLOT AREA - GROUND COVERAGE)
5853.77	Sq Mtrs				PROVIDED GREEN AREA FOR BLOCK A - PHASE 1
387	NoS				NO OF TREES REQUIRED (1 TREE/100 SQMT OF OPEN AREA
390	NoS				NO OF TREES PROVIDED (NOTE 50% OF EVERGREEN)
					PARKING CALCULATION
					FAR/50
					Parking required =
1177	ecr.				Proposed ecr, detail
1173	ecr.				Proposed ecr, in placement - 02
					Proposed ecr, in placement - 01
1950	ecr., Provided				Total Proposed ecr.

[illegible]

GREEN AREA		TOTAL	
G1	X 1 = 2545.54	G5	X 1 = 460.13
G2	X 1 = 246.91	G4	X 1 = 889.124
G3	X 1 = 1615.833	G6	X 1 = 889.124
G8	X 1 = 246.91	G7	X 1 = 1615.833
G9	X 1 = 2545.54	G8	X 1 = 246.91
G10	X 1 = 2545.54	G9	X 1 = 246.91
G11	X 1 = 2545.54	G10	X 1 = 2545.54
G12	X 1 = 2545.54	G11	X 1 = 2545.54
G13	X 1 = 2545.54	G12	X 1 = 2545.54
G14	X 1 = 2545.54	G13	X 1 = 2545.54
G15	X 1 = 2545.54	G14	X 1 = 2545.54
G16	X 1 = 2545.54	G15	X 1 = 2545.54
G17	X 1 = 2545.54	G16	X 1 = 2545.54
G18	X 1 = 2545.54	G17	X 1 = 2545.54
G19	X 1 = 2545.54	G18	X 1 = 2545.54
G20	X 1 = 2545.54	G19	X 1 = 2545.54
G21	X 1 = 2545.54	G20	X 1 = 2545.54
G22	X 1 = 2545.54	G21	X 1 = 2545.54
G23	X 1 = 2545.54	G22	X 1 = 2545.54
G24	X 1 = 2545.54	G23	X 1 = 2545.54
G25	X 1 = 2545.54	G24	X 1 = 2545.54
G26	X 1 = 2545.54	G25	X 1 = 2545.54
G27	X 1 = 2545.54	G26	X 1 = 2545.54
G28	X 1 = 2545.54	G27	X 1 = 2545.54
G29	X 1 = 2545.54	G28	X 1 = 2545.54
G30	X 1 = 2545.54	G29	X 1 = 2545.54
G31	X 1 = 2545.54	G30	X 1 = 2545.54
G32	X 1 = 2545.54	G31	X 1 = 2545.54
G33	X 1 = 2545.54	G32	X 1 = 2545.54
G34	X 1 = 2545.54	G33	X 1 = 2545.54
G35	X 1 = 2545.54	G34	X 1 = 2545.54
G36	X 1 = 2545.54	G35	X 1 = 2545.54
G37	X 1 = 2545.54	G36	X 1 = 2545.54
G38	X 1 = 2545.54	G37	X 1 = 2545.54
G39	X 1 = 2545.54	G38	X 1 = 2545.54
G40	X 1 = 2545.54	G39	X 1 = 2545.54
G41	X 1 = 2545.54	G40	X 1 = 2545.54
G42	X 1 = 2545.54	G41	X 1 = 2545.54
G43	X 1 = 2545.54	G42	X 1 = 2545.54
G44	X 1 = 2545.54	G43	X 1 = 2545.54
G45	X 1 = 2545.54	G44	X 1 = 2545.54
G46	X 1 = 2545.54	G45	X 1 = 2545.54
G47	X 1 = 2545.54	G46	X 1 = 2545.54
G48	X 1 = 2545.54	G47	X 1 = 2545.54
G49	X 1 = 2545.54	G48	X 1 = 2545.54
G50	X 1 = 2545.54	G49	X 1 = 2545.54
G51	X 1 = 2545.54	G50	X 1 = 2545.54
G52	X 1 = 2545.54	G51	X 1 = 2545.54
G53	X 1 = 2545.54	G52	X 1 = 2545.54
G54	X 1 = 2545.54	G53	X 1 = 2545.54
G55	X 1 = 2545.54	G54	X 1 = 2545.54
G56	X 1 = 2545.54	G55	X 1 = 2545.54
G57	X 1 = 2545.54	G56	X 1 = 2545.54
G58	X 1 = 2545.54	G57	X 1 = 2545.54
G59	X 1 = 2545.54	G58	X 1 = 2545.54
G60	X 1 = 2545.54	G59	X 1 = 2545.54
G61	X 1 = 2545.54	G60	X 1 = 2545.54
G62	X 1 = 2545.54	G61	X 1 = 2545.54
G63	X 1 = 2545.54	G62	X 1 = 2545.54
G64	X 1 = 2545.54	G63	X 1 = 2545.54
G65	X 1 = 2545.54	G64	X 1 = 2545.54
G66	X 1 = 2545.54	G65	X 1 = 2545.54
G67	X 1 = 2545.54	G66	X 1 = 2545.54
G68	X 1 = 2545.54	G67	X 1 = 2545.54
G69	X 1 = 2545.54	G68	X 1 = 2545.54
G70	X 1 = 2545.54	G69	X 1 = 2545.54
G71	X 1 = 2545.54	G70	X 1 = 2545.54
G72	X 1 = 2545.54	G71	X 1 = 2545.54
G73	X 1 = 2545.54	G72	X 1 = 2545.54
G74	X 1 = 2545.54	G73	X 1 = 2545.54
G75	X 1 = 2545.54	G74	X 1 = 2545.54
G76	X 1 = 25	G75	X 1 = 2545.54

SITE PLAN & AREA CHART		S-01	
F.A.R. AREA DETAIL			
FLOORS		BLOCK-A	
FACILITY F.A.R.		INSTITUTIONAL	
206.91		1176.802	
2384.813		1460.113	
524.268		882.063	
1649.310		2074.599	
2378.736		2378.736	
2378.736		2378.736	
4th FLOOR		5th FLOOR	
5th FLOOR		6th FLOOR	
6th FLOOR		7th FLOOR	
7th FLOOR		2044.541	
2276.992		2297.323	
2154.628		2297.323	
10th FLOOR		2154.628	
11th FLOOR		2297.323	
12th FLOOR		2154.628	
13th FLOOR		2297.323	
14th FLOOR		2381.300	
15th FLOOR		2297.323	
16th FLOOR		2154.628	
17th FLOOR		2297.323	
18th FLOOR		2297.323	
19th FLOOR		2297.323	
20th FLOOR		2154.628	
21st FLOOR		2297.323	
22nd FLOOR		49767.916	
TOTAL		6108.722	
TOTAL F.A.R		=	
55876.638			
PROJECT TITLE:-			
PROPOSED INSTITUTIONAL BUILDING ON			
PLOT NO. - 01A, SECTOR-140 A, NOIDA			
FOR M/S - FAIRFOX TINFRA PVT. LTD. (SPC)			
DRAWING TITLE:-			
SITE PLAN & AREA CHART			
DATE		18.09.2021	
SCALE		1:250	
DRN. BY		NISHU	
CHKD. BY		AR. UJAL KAR	
			
ARCHITECT'S SIGN			
UJAL KAR C/O/2017/82316 R N Dey & Associates Chartered Engineer, Architects & Valuers 2/1, Phase II, House No. 203/2 Tinnai (412002)33 www.rndac.com/ce			
OWNER'S SIGN		 For FAIRFOX TINFRA PRIVATE LIMITED Director	

To,
The Manager
ICICI Bank LTD
Sector 16, Greater Noida - 201306

Date : 16.11.2021

Sub- Change of Name in Bank accounts

Madam,

Please change the name of account in the bank accounts operating with your branch for RERA purposes. Details are mentioned here in below:

Current name if bank account	A/c number	New name to update
FAIRFOX ITINFRA PRIVATE LIMITED	191705500523	FAIRFOX ITINFRA PRIVATE LIMITED SEPARATE BANK ACCOUNT FOR EYE OF NOIDA
FAIRFOX ITINFRA PRIVATE LIMITED	723705500043	FAIRFOX ITINFRA PRIVATE LIMITED COLLECTION ACCOUNT FOR EYE OF NOIDA

Thanks and Regards

For FAIRFOX ITINFRA PRIVATE LIMITED

For FAIRFOX ITINFRA PRIVATE LIMITED

Authorised Signatory

Auth Signatory



To,
The Manager
Axis Bank LTD
Indirapuram, Ghaziabad - 201010

Date : 16.11.2021

Sub- Change of Name in Bank account

Sir,

Please change the name of account in the bank account operating with your branch for RERA purposes. Detail is mentioned here in below:

Current name if bank account	A/c number	New name to update
FAIRFOX ITINFRA PRIVATE LIMITED	921020029704594	FAIRFOX ITINFRA PRIVATE LIMITED RERA TRANSACTION ACCOUNT FOR EYE OF NOIDA

Thanks and Regards

For FAIRFOX ITINFRA PRIVATE LIMITED

For FAIRFOX ITINFRA PRIVATE LIMITED

Auth Signatory

Authorised Signatory



प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2021/38859/GBN/GAUTAM BUDDH NAGAR/11454/DD

दिनांक: 16-10-2021

प्रमाणित किया जाता है कि मैसर्स **FAIRFOX ITINFRA PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-01A, SECTOR-140A, NOIDA** तहसील - **DADRI** प्लॉट एरिया **55125 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **111469.263** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
BLOCK A	23	2	93.900 mt.

है। भवन का अधिभोग मैसर्स **FAIRFOX ITINFRA PVT LTD** 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 **Business** 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 **FAIRFOX ITINFRA PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"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)

(उप निदेशक)



Digitally Signed By
(AMAN SHARMA)

[6F3173ACF1282848601D36130C6B4188B05EE040]

18-10-2021

निर्गत किये जाने का दिनांक : 18-10-2021
स्थान : MEERUT



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

SIGNATURE.....

ACC Name SAMJAY UPADHYAY ACC Code- UP14007804

ACC ADD. Sub Registrar Noida Mob- 9910501463

LICENCE No. 197/2007, Tahsil, Dadri, G. B. Nagar, U.P.

Certificate No.	: IN-UP13668703225972T
Certificate Issued Date	: 26-Oct-2021 12:30 PM
Account Reference	: NEWIMPACC (SV)/ up14007804/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400780416849111793033T
Purchased by	: FAIRFOX ITINFRA PRIVATE LIMITED
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: FAIRFOX ITINFRA PRIVATE LIMITED
Second Party	: OTHER
Stamp Duty Paid By	: FAIRFOX ITINFRA PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

This Stamp paper is Part of Form B, Affidavit cum Declaration.



For FAIRFOX ITINFRA PRIVATE LIMITED

Reshiv

Director

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.

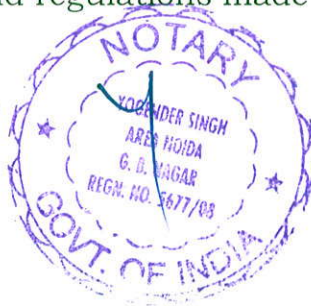
FORM B

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Rajiv Kumar promoter of the proposed project vide board resolution dt. 25.10.2021.

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

1. That promoter have a legal title to the land on which the development of the project is proposed.
AND
A legally valid authentication of title of such land is enclosed herewith.
2. That the detail of encumbrances as per attachment including detail of any rights, title, interest or name of any party is over such land along with details.(No encumbrance certificate has been uploaded under document section on the UP RERA website)
3. That the time period within which the project shall be completed by promoter is 31.12.2025.
4. That seventy percent of the amounts realized by 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 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 promoter shall get the accounts audited within six months after the end of every financial year by a 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 approval on time from the competent authorities.
9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



For FAIRFOX ITINERA PRIVATE LIMITED

Rajiv
Director

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.

For FAIRFOX ITINFRA PRIVATE LIMITED

Rajiv
Deponent Director

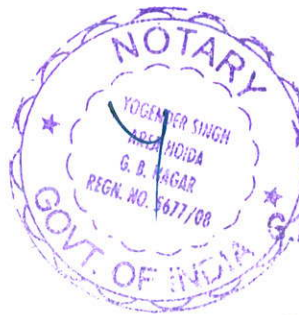
Verification

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

For FAIRFOX ITINFRA PRIVATE LIMITED

Verified by me at Noida on 25th October, 2021.

Rajiv
Deponent Director



ATTESTED

[Signature]
YOGENDRA SINGH
NOTARY NOIDA
G.B. NAGAR (U.P.) INDIA

26 OCT 2021