



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature

ACU Name: ARBIND KUMAR, ACC Code-UP14003-4
 ACC Add: Sub Registrar Noida, Mob. -9899010615
 License No.-94/ 03, Tehsil & Distt, G.B. Nagar, U.P.

Certificate No.

: IN-UP51829913376913U

Certificate Issued Date

: 16-Nov-2022 02:36 PM

Account Reference

: NEWIMPACC (SV)/ up14003504/ NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400350496612467493250U

Purchased by

: FAIRFOX ITINFRA PVT LTD

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: FAIRFOX ITINFRA PVT LTD

Second Party

: OTHERS

Stamp Duty Paid By

: FAIRFOX ITINFRA PVT LTD

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)

₹100

₹100 ₹100 ₹100 ₹100



Please write or type below this line

This stamp paper is part of Affidavit



For FAIRFOX ITINFRA PRIVATE LIMITED
 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.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Neeraj Jindal duly authorized by FAIRFOR ITINFRA PVT LTD having its registered office at Plot no 01 A, Sector 140A Noida 201305, hereinafter to as the promoter of the proposed project vide its authorization letter dated 28.11.2022;

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

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

FAIRFOR ITINFRA PVT LTD have/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 no booking/sales on the project.
3. That no project has been registered in RERA on the area of 27624 square meter of Plot no 01 A, Sector 140A Noida 201305,

For FAIRFOX ITINFRA PRIVATE LIMITED

Deponent

Director

Verification

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

For FAIRFOX ITINFRA PRIVATE LIMITED

Deponent

Director



ATTESTED
YOGENDRA SINGH
NOTARY NOIDA
G.B. NAGAR (U.P.) INDIA

1 DEC 2022



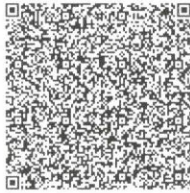
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature _____
ACC Name: ARBIND KUMAR, ACC Code: UP14003504
ACC Add: Sub Registrar Noida, Mob. 9990010000
License No.-91/ 03, Tehsil & Distt. G.B. Nagar, U.P.

Certificate No. : IN-UP41100521630507U
Certificate Issued Date : 04-Nov-2022 06:12 PM
Account Reference : NEWIMPACC (SV)/ up14003504/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400350475006324994945U
Purchased by : FAIRFOX ITINFRA PVT LTD
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : FAIRFOX ITINFRA PVT LTD
Second Party : OTHERS
Stamp Duty Paid By : FAIRFOX ITINFRA PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

This Stamp paper is part of Affidavit



For FAIRFOX ITINFRA PRIVATE LIMITED

Director

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Neeraj Jindal duly authorized by FAIRFOR ITINFRA PVT LTD having its registered office at Plot no 01 A, Sector 140A Noida 201305, hereinafter to as the promoter of the proposed project vide its authorization letter dated 28.11.2022;

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

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

FAIRFOR ITINFRA PVT LTD have/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.
3. That the time period within which the project shall be completed by me/promoter is 47 Months.
4. That seventy per cent of the amounts realised by me/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 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.



For FAIRFOX ITINFRA PRIVATE LIMITED

A handwritten signature in blue ink, appearing to be "Neeraj Jindal", written over the typed name "For FAIRFOX ITINFRA PRIVATE LIMITED".

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.

For FAIRFOX IT INFRA PRIVATE LIMITED
Deponent Director

Verification

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

For FAIRFOX IT INFRA PRIVATE LIMITED
Deponent Director



ATTESTED
YOGENDRA SINGH
NOTARY NOIDA
G.B. NAGAR (U.P.) INDIA

1-1 DEC 2022