

INDIA NON JUDICIAL



IN-UP63116202906092W

Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

Signature: [Signature]  
ACC Name - Vikas Chauhan ACC Code - UP14003304  
ACC A. I. Noida - Mobile - 9540072101  
License No. - 13, 140, Tehsil & District - G.B. Nagar

Certificate No.

: IN-UP63116202906092W

Certificate Issued Date

: 13-Feb-2024 01:14 PM

Account Reference

: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400330422452844944114W

Purchased by

: IT INFRASTRUCTURE PARK PRIVATE LIMITED

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: IT INFRASTRUCTURE PARK PRIVATE LIMITED

Second Party

: Not Applicable

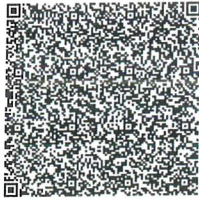
Stamp Duty Paid By

: IT INFRASTRUCTURE PARK PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 100  
(One Hundred only)

सत्यमेव जयते



₹100



Please

IN-UP63116202906092W

This stamp paper is attached to and is an integral part of Affidavit for Form B The Flagship Phase 3 project, developed by IT Infrastructure Park Pvt Ltd. situated at Plot no. 1B, Sector-140A, Noida, Gautam Budh Nagar, Uttar Pradesh-201305



IT INFRASTRUCTURE PARK PRIVATE LTD.  
Gopal Goyal  
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.

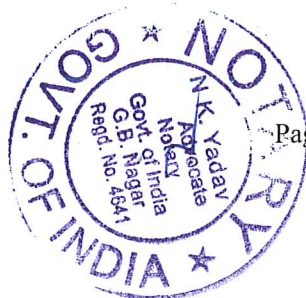
**FORM 'B'**  
[See Rule 3(4)]

**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 – 06.02.2024 by the Promoter of the proposed project, **The Flagship Phase 3** 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  
Deponent Authorised Signatory

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 13<sup>th</sup> day of Feb 2024.

IT INFRASTRUCTURE PARK PRIVATE LTD.

Gopal Goyal  
Deponent Authorised Signatory



✓

ATTESTED  
N.K. YADAV  
Page 2 of 2 Regd. 4641, Advocate  
Govt. of India  
G.B. Nagar

14 FEB 2024