



IN-UP01763252502657Y



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

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Certificate No.	: IN-UP01763252502857Y
Certificate Issued Date	: 30-Jul-2026 10:38 AM
Account Reference	: NEWIMPACO (SV)/ up14090904/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1409090496634023638831Y
Purchased by	: JINDALSONS INFRATEX PVT LTD
Description of Document	: Article 4 Affidavit - Registerable
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: JINDALSONS INFRATEX PVT LTD
Second Party	: UPRERA
Stamp Duty Paid By	: JINDALSONS INFRATEX PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

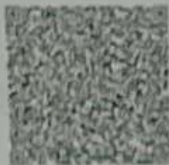
MOHAMMAD SALMAN ALI

Stamp Vendor

Licence No: UP14090904

Mobile No : 9958843095

सत्यमेव जयते



AN-UFD1763252502657Y

I, JINDALSONS INFRATEX PVT LTD

DECLARE THAT THIS E-STAMP CERTIFICATE IS BEING USED IN ORIGINAL FORM AND IS NOT A PHOTOCOPY

For JINDALSONS INFRATEX PVT LTD

Authorised Signatory



30 JUL 2026

OPPO K12x 5G

OPPO K12x 5G

AFFIDAVIT

I, **Anand Jindal**, S/o Mr. Rattan Lal aged about **60** years, being the Director of **JINDALSONS INFRATEX PRIVATE LIMITED**, the Promoter of the Project "**EPIC**" with provisional Id no- **ID2064489**, do hereby solemnly affirm and state as under:

1. That I am the duly authorised director of the Promoter company and am fully competent to swear this Affidavit.
2. That the Project comprises commercial units i.e shops, in the basement (**Lower ground Floor**) of the proposed project "**EPIC**", in accordance with the sanctioned building plans approved by the Competent Authority.
3. That the Promoter has obtained a **Provisional No Objection Certificate (Fire NOC)** bearing **UID No. UPFS/2026/202607/GZB/GHAZIABAD/11041/CFO**, issued by the Chief Fire Officer, Ghaziabad, on **09.06.2026** in respect of the Project.
4. That adequate fire prevention and fire safety measures have been provided in the Project in accordance with the provisions of the **National Building Code (NBC)**, applicable Bureau of Indian Standards (BIS) Codes, the Uttar Pradesh Fire Prevention and Fire Safety Act, 2005, the Rules framed thereunder, and other applicable laws.
5. That the Project is equipped/proposed to be equipped with all necessary fire safety installations, including fire hydrants, fire pumps, underground and overhead fire water storage, fire extinguishers, emergency exits, smoke management and ventilation systems, fire alarm and detection systems, and other fire protection measures, as applicable under the approved fire safety scheme.
6. That the basement shops have been planned strictly in accordance with the sanctioned plans and the applicable fire safety norms, and the Promoter shall ensure that all fire safety installations are installed, always maintained and kept operational.

ATEESTED

VIJAY KUMAR
Regd. No-2453
Notary Ghaziabad

For **JINDALSONS INFRATEX PVT LTD**

Authorised Signatory

1 | Page

30 JUL 2026

7. That the Promoter undertakes to comply with all the conditions stipulated in the aforesaid Provisional Fire NOC and shall obtain the requisite Final Fire Safety Certificate/No Objection Certificate from the Competent Fire Authority before occupation of the building, wherever required under law.

8. That the Promoter further undertakes to comply with all applicable fire safety provisions during construction and after completion of the Project and shall remain responsible for ensuring continuous compliance with the applicable statutory requirements.



9. That this Affidavit is being submitted before the Uttar Pradesh Real Estate Regulatory Authority (UP-RERA) in compliance with the observation raised during the registration process of the Project.

For JINDALSONS INFRATEX PVT LTD

Authorised Signatory
DEPONENT

VERIFICATION

Verified at **Ghaziabad** on this **30 day of July, 2026**, that the contents of the above Affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

For JINDALSONS INFRATEX PVT LTD

Authorised Signatory

DEPONENT

ATEESTED

30/07/2026

VIJAY KUMAR
Regd. No-2453
Notary Ghaziabad

30 JUL 2026

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

यूआईडी संख्या : UPFS/2026/202607/GZB/GHAZIABAD/11041/CFO
दिनांक : 08-06-2026

प्रमाणित किया जाता है कि मैसर्स **JINDALSONS INFRATEX PVT. LTD. AND OVEARTH PVT. LTD.** पता **PLOT No. 8 COMM- 2, 3, 4, SIDDHARTH VIHAR, GANGA YAMUNA HINDON STREET, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **4000.88 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **15001.24** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमे

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बसेमेन्ट की संख्या	ऊँचाई
EPIC COMMERCIAL	4	3	20.90 mt.

है। भवन का अधिभोग मैसर्स **JINDALSONS INFRATEX PVT. LTD. AND OVEARTH 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 **Mercantile** 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 **JINDALSONS INFRATEX PVT. LTD. AND OVEARTH 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।"

Note : -

निर्गत किये जाने का दिनांक : 09-06-2026
स्थान : GHAZIABAD


हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

RAHUL PAL

766FD9D8EC728DCC450A1A7BC1D7A4F209B567A5

09-06-2026

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.