

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

पूआईडी संख्या: UPFS/2024/104772/GBM/ GAUTAM BUDDH NAGAR/24470/CFO

दिनांक: 05-01-2024

प्रमाणित किया जाता है कि मैसर्स **IITL NIMBUS THE PALM VILLAGE** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO. GH-03, SECTOR 22A, YEIDA 120M WIDE ROAD YAMUNA EXPRESSWAY, GREATER NOIDA** तहसील - **SADAR** प्लॉट एरिया **47776.52 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **150125.00** (वर्गमीटर), ब्लॉकों की संख्या **2** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER 1	15	0	44.95 mt.
1X48 REPETATIVE	5	1	14.94 mt.

है। भवन का अधिभोग मैसर्स **IITL NIMBUS THE PALM VILLAGE** 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 **IITL NIMBUS THE PALM VILLAGE** 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)
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(Pradeep Kumar)

[303F80EBB8F688430F3EC43067B426B342ECDB8A]

14-01-2024

निर्गत किये जाने का दिनांक : 14-01-2024
स्थान : GAUTAM BUDDH NAGAR



IITL-NIMBUS THE PALM VILLAGE

Date: 01-06-2023

1012, 10th Floor, Narain
Manzil, 23 Barakhamba Road,
New Delhi-110001

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	OFFSKD/NORTH/B/053023/760807
Applicant Name*	Arjun Singh
Site Address*	Plot No. GH-03, Sector - 22A, Yamuna Expressway Industrial Development Authority
Site Coordinates*	28 19 46.88N 77 32 08.55E, 28 19 49.22N 77 32 10.67E, 28 19 51.55N 77 32 12.82E, 28 19 44.22N 77 32 13.25E, 28 19 49.46N 77 32 15.43E, 28 19 46.76N 77 32 17.56E, 28 19 41.56N 77 32 17.96E, 28 19 47.35N 77 32 18.03E, 28 19 46.55N 77 32 18.13E, 28 19 47.05N 77 32 18.42E, 28 19 45.01N 77 32 20.96E
Site Elevation in mtrs AMSL as submitted by Applicant*	192.04 M
Type Of Structure*	Building

*As provided by applicant

Your site is located at a distance 18334 mts from ARP and lies in the grid C10 of the published CCZM of Sikandrabad airport. The Permitted top elevation for this grid is 339 mts.

Since the requested top elevation 287.04 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, this assessment shall be treated as null and void

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.

d. The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

e. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This assessment for height is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

f. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

g. This assessment has been issued w.r.t. the Civil Airports as notified in GSR 751(E). Applicant needs to seek separate NOC for Defence, if the site lies within jurisdiction of Defence Airport. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed civil aerodrome as outlined in Rule 13 of GSR751 (E).

This assessment is system auto generated and thus does not require any signature

Designated Officer

Region Name: NORTH

Address: General Manager Airports
Authority of India, Regional
Headquarter, Northern Region,
Operational Offices, Gurgaon
Road, New Delhi-110037

Email ID: noc_nr@aai.aero

Contact No: 011-25653551

Street View



May 30, 2023

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km
1:3,600
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Swisstopo, IGN, OpenStreetMap contributors, and the GIS User Community

AAI

Satellite View



May 30, 2023

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km
1:3,600
Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community

AAI



भारतीय प्रौद्योगिकी संस्थान रुड़की
INDIAN INSTITUTE OF TECHNOLOGY ROORKEE

सिविल अभियांत्रिकी विभाग
DEPARTMENT OF CIVIL ENGINEERING
रुड़की – 247 667, उत्तराखण्ड, भारत
ROORKEE-247 667, UTTARAKHAND, INDIA

Fax/फैक्स: 01332-275568, 273560
Tele/फोन : 01332-284319, 285219
E-mail/ई-मेल : civil@iitr.ac.in

No. CED/MAI/TSC/IITLN/01B
Dated: 21.07.2023

IITL Nimbus -The Palm Village
1012, 10TH Floor Narain Manzil
23, Barakhamba Road
New Delhi – 110001

Sub: Vetting of the Structure Design of Proposed Buildings of IITL Nimbus-The Palm Village at Plot No.GH-03, Sector 22A, Yamuna Expressway Industrial Development Authority

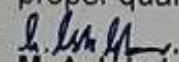
Ref: Structural Design and Drawings Submitted by Keen Associates Pvt. Ltd., Noida and Alex Associates, New Delhi

Dear Sir,

It is certified that the structural design and drawing of the buildings High Rise Tower (Basement + Lower Ground Floor + Upper Ground Floor + 13 Floors) of 44.95 M height and Low Rise Housing - 1x48 Repetitions (Basement+Ground+4Floors) of 14.94 M Height of IITL Nimbus-The Palm Village Plot No. GH-03, Sector 22A, YEIDA submitted by you have been vetted for submission purpose. The structural design and drawing have been checked and corrected. All the stipulated combinations of gravity loads and the relevant lateral loads have been considered and duly incorporated in the analysis and design. The revised structural design and drawings are in accordance with the provisions of the relevant Indian Standard Code of Practices, IS456:2000.

The scope of vetting of the structural design of the above mentioned buildings of IITL Nimbus-The Palm Village is limited to the desk-top study of structural design and drawings based on the data provided by the structural consultant, and is the professional opinion of the undersigned in the capacity of faculty of Dept. of Civil Engineering, IIT Roorkee and not of IIT Roorkee. Further, it does not include the implementing structural drawings at the site, neither it ensures quality during construction in the above mentioned project. Neither the undersigned nor the Indian Institute of Technology Roorkee shall be held responsible for any lawsuits and/or compensation arising due to any mishap during execution and after construction of the project due to any reason.

The undersigned assumes no responsibility for the compliance with local, state or national building bye-laws or with any other legal requirements or of safety aspects during construction of the said building. It is expected to use specified material grades, proper quality control and construction practices.


M. A. Iqbal
Professor

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT				Assessment Year 2023-24
[Where the data of the Return of Income in Form ITR-1(SAHA)], ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified] (Please see Rule 12 of the Income-tax Rules, 1962)				
PAN	AADFI4923P			
Name	IITL-NIMBUS THE PALM VILLAGE			
Address	1012, 10th Floor, Narain Manzil, 23, Barakhamba Road, Connaught Place , DELHI , 09-Delhi, 91-INDIA, 110001			
Status	Firm	Form Number	ITR-5	
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	475099751301023	
Taxable Income and Tax Details	Current Year business loss, if any	1	0	
	Total Income	2	1,32,960	
	Book Profit under MAT, where applicable	3	0	
	Adjusted Total Income under AMT, where applicable	4	1,32,960	
	Net tax payable	5	41,484	
	Interest and Fee Payable	6	3,523	
	Total tax, interest and Fee payable	7	45,007	
	Taxes Paid	8	45,021	
	(+) Tax Payable /(-) Refundable (7-8)	9	(-) 10	
Accreted Income and Tax Detail	Accreted Income as per section 115TD	10	0	
	Additional Tax payable u/s 115TD	11	0	
	Interest payable u/s 115TE	12	0	
	Additional Tax and interest payable	13	0	
	Tax and interest paid	14	0	
	(+) Tax Payable /(-) Refundable (13-14)	15	0	
This return has been digitally signed by <u>RAJEEV KUMAR ASOOPA</u> in the capacity of <u>Designated partner</u> having PAN <u>AASPA3260C</u> from IP address <u>203.122.57.36</u> on <u>30-Oct-2023 20:35:12</u> DSC Sl.No & Issuer <u>5377674</u> & <u>75221163709769CN=Verasys Sub CA</u> <u>2022,OU=Certifying Authority,O=Verasys Technologies Pvt Ltd.,C=IN</u>				
System Generated Barcode/QR Code	 AADFI4923P054750997513010236af02320b048b51dfd2f0f3cc73bba8274def803			
DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU				



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹10

e-Stamp

₹10 ₹10 ₹10 ₹10

Certificate No. : IN-DL54402802876786W
Certificate Issued Date : 06-Mar-2024 12:26 PM
Account Reference : IMPACC (IV)/ dl801203/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL80120369387461928506W
Purchased by : BIPIN AGARWAL
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : BIPIN AGARWAL
Second Party : Not Applicable
Stamp Duty Paid By : BIPIN AGARWAL
Stamp Duty Amount(Rs.) : 10
(Ten only)



सत्यमेव जयते



Please write or type below this line

To,

The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Rajya Niyojan Sansthan (Naveen Bhavan),
Kalakankar House,
Old Hyderabad, Lucknow,
Uttar Pradesh 226007.



Bipin Agarwal

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

I, Bipin Agarwal, Management Committee Member of M/s IITL-NIMBUS The Palm Village (hereinafter referred to as the "promoter") having its registered office 1012, 10th Floor, Narain Manzil 23, Barakhamba Road, New Delhi-110001, duly authorized by the promoter, do hereby solemnly affirm and declare as under:

- I.** That the promoter has applied with the Real Estate Regulatory Authority, Uttar Pradesh, for registration of its upcoming project "Nimbus The Palm Village" to be developed on plot no. GH-03, Sector-22A, Yamuna Expressway Industrial Development Area, Distt. Gautambudh Nagar, Uttar Pradesh.
- II.** That the Promoter has obtained the sanctioned maps from the Yamuna Expressway Industrial Development Authority and the promoter will construct the stores in the said project as per approved maps.
- III.** The promoter undertakes that the said stores will be sold exclusively to the allottee(s), who will purchase the apartment/shop in the said project.



Bipin Agarwal
Deponent

Verification :

Verified on this 6th day of March, 2024 that all the contents of above said affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein at all.

Bipin Agarwal
Deponent



ATTESTED
am
NOTARY PUBLIC

06 MAR 2024



IITL- NIMBUS THE PALM VILLAGE

Regd. Office : 1012, 10th Floor, Narain Manzil, 23 Barakhamba Road, New Delhi-110001
Tel.: 011-43020300 (100 Lines), www.iitlgroup.com | www.nimbusgroup.net



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGEMENT COMMITTEE
MEMBERS OF IITL-NIMBUS THE PALM VILLAGE AT ITS MEETING HELD ON MARCH 04, 2024
AT THE REGISTERED OFFICE OF THE FIRM**

Sh. Lalit Agarwal, Member of Management Committee Member & the Director of partner company Nimbus Propmart Private Limited informed the members that a hearing before Real Estate Regulatory Authority, Lucknow via video conferencing Facility was held on 29th Day of February 2024 regarding Registration of firm's Project "Nimbus The Palm Village" under the provisions of RERA Act, 2016. The hearing was attended by Sh. Lalit Agarwal. During the course of hearing concerned officers present called for various information regarding project registration which were satisfactorily replied. Members present at the meeting enquired about the purpose of development of stores & about their end users in the project.

Sh. Lalit Agarwal informed the members present at the meeting that the Stores shall be developed for the usage of the Allottees of the flats and of shop owners in the group housing society "Nimbus The Palm Village". Stores shall be exclusively sold only to the residents & shops owners of the society.

Sh. Lalit Agarwal further informed that the RERA has now asked the firm to furnish a Resolution supported by an affidavit in conformity of the above statement.

The following Resolution was unanimously passed :-

"RESOLVED THAT the firm do hereby confirm and affirm that the construction of stores in the Group Housing Society being developed by the firm in the Name of "Nimbus the Palm Village" at Plot No GH-03, Sector-22A, Yamuna Expressway Industrial Development Authority, Distt. Gautam Budh Nagar (U.P) shall be exclusively sold and allotted to the flat owners and shop owners of the society "Nimbus The Palm Village.

RESOLVED FURTHER THAT Mr. Bipin Agarwal, Management Committee Member and the Promoter Director of Partner Company M/s. Nimbus Projects Limited or Nimbus Propmart Private Limited is authorized to furnish affidavit in favour of RERA, Uttar Pradesh in this behalf.

For IITL-Nimbus The Palm Village


Authorised Signatory



IITL- NIMBUS THE PALM VILLAGE

Regd. Office : 1012, 10th Floor, Narain Manzil, 23 Barakhamba Road, New Delhi-110001
Tel.: 011-43020300 (100 Lines), www.iitlgroup.com | www.nimbusgroup.net



RESOLVED FURTHER THAT a certified copy of this resolution be furnished to RERA for necessary action."

For and on behalf of
M/s IITL-Nimbus The Palm Village

For IITL-Nimbus The Palm Village

Rajeev Kumar Asopa
Management Committee Member

Authorised Signatory