



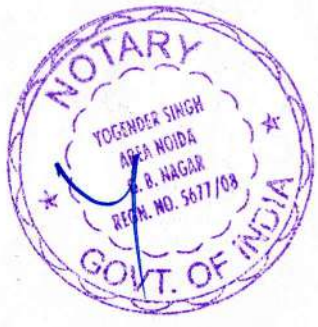
उत्तर प्रदेश UTTAR PRADESH

EG 670129

This Stamp Paper is attached to and is an integral part of Form – B (Affidavit Cum Declaration) for UP RERA Registration of Galactic City - Cyberhub Project situated at PlotNo. – 06, Sector – Knowledge Park – Vth, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh.

*Prakash*

*Prakash*





**FORM B**  
**[See rule 3(4)]**

**Affidavit cum Declaration**

This Affidavit cum Declaration is made on this 22nd day of July, 2019 at NOIDA by

Elegant IT Solutions Pvt. Ltd. (CIN – U72300DL2005PTC143095) having its Registered Office at T – 9, Green Park Extension, New Delhi, PIN - 110016, through its authorized signatory Mr. Rishabh Jain S/o Sh. Vinod Kumar Jain R/o 158, Vigyan Vihar, Delhi - 110092, (hereinafter referred to as the "Landowner Promoter")

AND

Galactic City Pvt. Ltd. (CIN - U70109DL2017PTC318378) having its Corporate Office at A – 19, Sector – 64, NOIDA, Gautam Buddha Nagar, U.P., ZIP - 201301 through its authorized signatory Mr. Pawan Kumar Jain S/o Sh. S. K. Jain R/o A-15, New India Apartment, Sector - 9, Rohini, Delhi - 110085 (hereinafter referred to as the "Developer Promoter") and both the parties collectively referred to as the Promoters.

1. That a project namely Galactic City - Cyberhub be developed by the promoters on Plot No. – 06, Sector – Knowledge Park – Vth, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh admeasuring 80,961.18 Sq. Mtr., allotted by Greater NOIDA Industrial Development Authority (GNIDA).
2. That the "Landowner Promoter", **Elegant IT Solutions Pvt. Ltd.**, has clear and legal title to the project land and all the Layout Plans, maps presently approved by Greater NOIDA Industrial Development Authority (GNIDA) is on the portion of Land of the above said plot admeasuring 58,362.36 Sq. Mtrs. however, the "Developer Promoter" would be taking up the part construction of the above sanctioned map i.e. on 17,979 Sq. Mtrs.
3. That the "Developer Promoter", **Galactic City Pvt. Ltd.**, which, as a "Developer Promoter" has been assigned with the role of the Development of the said project, the "Developer Promoter" shall be solely authorized and / or responsible for Project execution, development, marketing and sales of the project, shall also be responsible for compliance of all applicable laws including UPRERA.
4. That the promoters of the project may avail Term Loan/credit facility (ies) jointly or severally for completion of the project from any NBFC / Bank / Financial Institution against creation of mortgage of the project land and units / flats to be constructed thereupon. However, the promoters will obtain "No objection Certificate" (i.e. NOC) from the Lender's for sale of the individual unit to the prospective buyers subject to the conditions of the lender's sanction terms.
5. That the time period within which the project shall be completed by promoters is 30-06-2023.

*Rishabh Jain*




*Pawan Kumar Jain*



6. That seventy per cent of the amounts to be realized by the "**Developer Promoter**" from the allottees of the said real estate project, from time to time, shall be deposited in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
7. That the amount from such separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
8. That the amounts from the separate account shall be withdrawn after obtaining a certificate from an engineer, an architect and a chartered accountant in practice certifying that the withdrawal is in proportion to the percentage of completion of the project.
9. That "**Developer 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.
10. That Promoters shall take all the pending approvals if any on time, from the competent authorities.
11. That promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That "**Developer 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.

  
Deponent

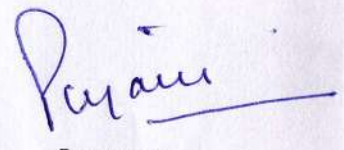
  
Deponent

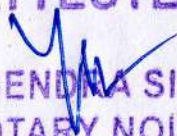
Verification

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 **NOIDA** on this day of 22nd July, 2019.

  
Deponent

  
Deponent

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



**23 JUL 2019**