



INDIA NON JUDICIAL



IN-UP15768233794779W

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC Add - Noida - MobNo - 9942079101

License No. - 170/2018, Tehsil & Distric - G.G. Nagar

Certificate No. : IN-UP15768233794779W
 Certificate Issued Date : 08-Oct-2024 05:42 PM
 Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400330428444257116178W
 Purchased by : GOVIND PRASAD SHARMA
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : GOVIND PRASAD SHARMA
 Second Party : Not Applicable
 Stamp Duty Paid By : GOVIND PRASAD SHARMA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

₹100 ₹100 ₹100 ₹100

सत्यमेव जयते



₹100



Please write or type below this line

This Stamp Paper is an integral part of above affidavit.

LA Buildtech Private Limited

Authorised Signatory



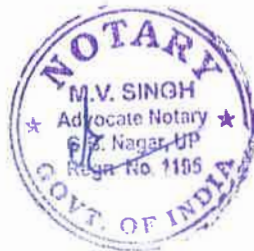
Statutory Alert:

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- In case of any discrepancy please inform the Competent Authority.

AFFIDAVIT

I, Govind Prasad Sharma, S/o: Bishan Dayal Sharma, R/o: C-36, Gali No-9, behind Singhal Hospital, Sadh Nagar, Palam Village, South West, Delhi-110045, Director of LA Buildtech Pvt. Ltd., do hereby solemnly declare and confirm:

1. I am the Director of the Company and is competent to swear on this Affidavit.
2. I state that the Company has already deposited 25% instalment/premium amount of Rs. 33,85,87,048/- on 24.06.2024 and the same was duly informed to GNIDA vide our letter dated 28.06.2024.
3. I further state that the outstanding deposit of Rs. 101,57,61,144/- along with applicable interest shall be paid by the Company on or before 15.05.2027 to the Greater Noida Industrial Development Authority (GNIDA).
4. I further state that the Company shall provide/display the last date i.e., 15.05.2027 for completing the payment of outstanding deposit to Greater Noida Industrial Development Authority in our Application form, Allotment Letter/Agreement to Sub-Lease Deed and any other document as and when required.
5. I state that the above-mentioned contents are true and correct to my knowledge.



LA Buildtech Private Limited

Govind Prasad Sharma
Authorised Signatory

DEPONENT

VERIFICATION

Verified at Noida on 9th day of Oct. 2024 that the contents of the above affidavit are true and correct to my knowledge and no part of the same is false.



LA Buildtech Private Limited

Govind Prasad Sharma
Authorised Signatory

DEPONENT

ATTESTED

M.V. Singh
M.V. SINGH
Advocate Notary
G.B. Nagar NCR

09 OCT 2024



ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या -01, सैक्टर-के0पी0 -04 ग्रेटर नौएडा सिटी, जिला- गौतम बुद्ध नगर, उ0प्र0

website : www.greaternoidaauthority.in

पत्रांक : ग्रेनो/बिल्डर्स/2024/1088

दिनांक : 29/06/2024

सेवामें,

महाप्रबंधक (नियोजन)
ग्रेटर नौएडा प्राधिकरण

महोदया,

कृपया नियोजन विभाग के नोट/पत्र दिनांक 27.06.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से मैसर्स लॉ बिल्डटेक प्रा0लि0 ने बिल्डर्स भूखण्ड संख्या-जीएच-05, सैक्टर-12, ग्रेटर नौएडा के मानचित्र स्वीकृति हेतु अदेयता प्रमाण पत्र जारी करने तथा एस्को संचालित होने की जानकारी चाही गई है।

उपरोक्त के क्रम में अवगत कराना है उक्त भूखण्ड के सापेक्ष दिनांक 15.05.2024 तक प्रीमियम के मद में रु. 33,85,87,048/- तथा वार्षिक लीजरेंट के मद में रु0 2,80,97,615/- की देयता है, जिसे आवंटी की कम्पनी द्वारा शासनादेश संख्या-7774/77-4-2023-6011/2023 दिनांक 21.12.2023 के माध्यम से निर्धारित नीति के अंतर्गत रि-शिडयूलमेंट किये जाने का अनुरोध किया है। इस नीति के अंतर्गत आवंटी को अतिदेय धनराशि की 25 प्रतिशत धनराशि पत्र जारी होने की तिथि से 60 दिनों के अंदर जमा कराने तथा अवशेष 75 प्रतिशत धनराशि को 01 वर्ष से 03 वर्षों के अंदर निर्धारित ब्याज सहित किश्तों में जमा कराने का प्राविधान है। प्रश्नगत भूखण्ड के सापेक्ष आवंटी के अनुरोध के क्रम में प्रीमियम व वार्षिक लीजरेंट की अतिदेय धनराशि की 25 प्रतिशत धनराशि रु0 36,66,84,663/- 60 दिनों के अंदर जमा कराने हेतु प्राधिकरण के पत्र दिनांक 15.05.2024 के माध्यम से सूचित किया गया था, जिसके क्रम में आवंटी के द्वारा उक्त 25 प्रतिशत धनराशि रु. 36,66,84,663/- दिनांक 20.06.2024, 21.06.2024 एवं दिनांक 24.06.2024 को जमा करा दी है। उपरोक्तानुसार आगणित धनराशि वित्तीय परीक्षण/सम्परीक्षा के अधीन होगी। वित्तीय परीक्षण/सम्परीक्षा उपरान्त यदि उक्त धनराशि में यदि कोई अंतर आता है तो वह आवंटी एवं वित्तीय संस्था को मान्य होगा। अवशेष 75 प्रतिशत धनराशि की किश्तों का विवरण पृथक से जारी किया जायेगा। उपरोक्तानुसार आगणित धनराशि में दिनांक 15.05.2024 तक का ही वार्षिक लीजरेंट शामिल है। इसके पश्चात का वार्षिक लीजरेंट पृथक से देय होगा। एस्को खाता नहीं खोला गया है।

आपकी कम्पनी के पक्ष में मानचित्र स्वीकृति हेतु उपरोक्तानुसार सशर्त अदेयता प्रमाण पत्र जारी किया जा रहा है।

भवदीया,

Sak
29/6/24

प्रबंधक (बिल्डर्स)

oc

LA BUILDTech PRIVATE LIMITED

Regd. Add.: 14D, 14th Floor, Hansalaya Building, Barakhamba Road, New Delhi -110001

Site Add: Plot No. GH-5, Sector 12, Greater Noida, Gautam Budh Nagar- 201301

CIN: U70109DL2014PTC271794, Email: labuildtechpvtltd@yahoo.com

Brief Detail of Enterprises

The company **LA BUILDTech PRIVATE LIMITED** was incorporated in Sepetmeber 2014 Vide **CIN No.U70109DL2014PTC271794** with main objective of working in the field of Real Estate Business. The company has got allotment of project land for the development of Residential Group Housing Project admeasuring 26000 SQ.MTS at Plot No. GH-5, Sector 12, Greater Noida allotted/Leased by Greater Noida Industrial Development Authority, District – Gautam Budh Nagar, (U.P). At present the shareholding of the company is with Mrs. Shivani Bhasin 92.73% and Sh. Ishaan Bhasin 7.27% respectively. The company has got all the necessary approvals including the approved building plan for the development of Group Housing Society at Plot No GH-5, Sector 12, Greater Noida.

The Company is owned by First Generation business family making their foray into real estate development. Mrs. Shivani Bhasin has good experience in business of property sale / purchase for last 15 years and have now ventured into real estate development with above said project. The company has already taken on board a reputed architects **Confluence Consultancy Services** and various consultants such as landscape, MEP, structure to design the project to meet out the modern family requirements. The company is confident to develop and deliver the project by taking on board the professional set up of managers having expertise in the field of real estate development. Followings is brief profile of directors of the company:

- 1) **Govind Prasad Sharma- Director:** He is director of the company and a commerce graduate from Delhi University. He has experience of over 35 years in business of retails and garments export import. He has good experience in managing the team of professionals across production / designers / purchase / sale / finance & accounts etc.
- 2) **Amit Singh -DIRECTOR:** . He is also a commerce graduate. He is young and energetic finance professional having experience over 7 years in accounts, banking, budgeting / costing. He shall lead the team of fiancé and accounts of the company to have strong internal control and budgetary control upon the project cost as well as financial closure of the project.

M/S LA Buildtech Pvt. Ltd.

LA Buildtech Private Limited


Authorised Signatory

Authorised Signatory