

INDIA NON JUDICIAL



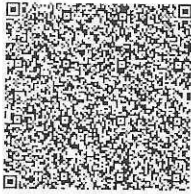
IN-UP99398742254081X

Government of Uttar Pradesh

e-Stamp

Signature:-
Name: Rahul Kumar Dubey
ACC Code: UP14050104
ACC Add: G.B. Nagar (U.P.)
LIC No.: 200, M.: 9999742878

Certificate No. : IN-UP99398742254081X
Certificate Issued Date : 17-Oct-2025 11:34 AM
Account Reference : NEWIMPACC (SV)/ up14050104/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1405010495973482263637X
Purchased by : AMBIT BUILDWELL PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : AMBIT BUILDWELL PVT LTD
Second Party : OTHERS
Stamp Duty Paid By : AMBIT BUILDWELL PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

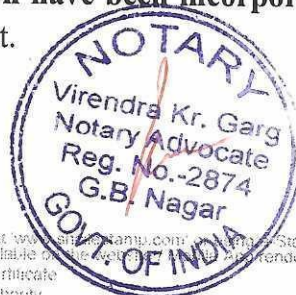


AFFIDAVIT

I, **Mr. Vijender Kumar**, S/o Sh. Satnarian Gaur, acting as **Director and Authorized Signatory** of *M/s Ambit Buildwell Private Limited*, having its registered office at registered office at 11th Floor, Paras Twin Towers, Sector 54, Gurgaon-122002, do hereby solemnly affirm and state on oath as under:

1. That *M/s Ambit Buildwell Private Limited* is the promoter of the real estate project titled "**Paras Avenue**", situated at **Sector-129, NOIDA, Uttar Pradesh**, registered with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority under Registration No. **UPRERAPRJ297873**.
2. That certain commercial units are proposed to be developed in the **basement area** of the said project.
3. That we hereby declare and undertake that **adequate and compliant provisions for ventilation and fire protection have been incorporated in the approved building plans and layout** of the project.

For Ambit Buildwell Pvt. Ltd.



Statutory Alert:

1. The e-Stamp of the Government of India can be verified at www.e-stamp.gov.in or using the Stamp Mobile App of Stock Holding Corporation of India and as available on the website of the Government of India. Any tampering 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.

Authorised Signatory

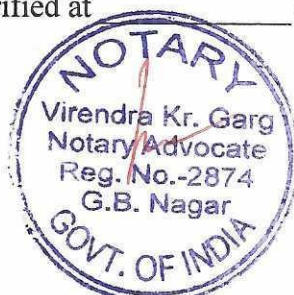
4. These systems will be **fully installed, tested, and made operational** prior to handing over possession of any such basement units.
5. That the ventilation and fire protection system design strictly conforms to applicable Building Bye-Laws, Fire Safety Regulations, and NBC norms, and the **key provisions forming part of the approved plan** are as follows:
 - o Upright fire sprinklers;
 - o Future connection for pendent sprinklers as per false ceiling intent;
 - o Smoke venting at **12 ACPH (Air Changes Per Hour)** for the hypermarket area;
 - o Smoke detectors;
 - o Fire telephone jack, manual call point, and hooter at the nearest exit staircase;
 - o Fire hydrant inside the hypermarket area.
6. That these measures shall ensure **effective smoke management, sufficient air circulation, early fire detection, and efficient firefighting response**, thereby protecting life and property in the basement and adjoining areas. These systems shall be maintained in proper working condition throughout the life of the project.
7. That it is further declared that **the Cinema Lobby located on the 4th floor of Block-2 shall not be sold as a separate or independent unit** under any circumstances and shall remain as an **access and circulation space for the Theatre units only**, in accordance with the approved plans.
8. That the promoter undertakes full responsibility for **implementing, commissioning, and maintaining** all ventilation and fire protection systems as approved, and ensuring strict compliance with applicable codes and regulations. The promoter shall also be fully responsible for ensuring these provisions remain in place and operational at all times.
9. That this affidavit is being submitted to place the correct factual position on record before the Hon'ble Authority and in support of our application for updation of project unit details.
10. That the facts stated herein are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.

DEPONENT For Ambit Buildwell Pvt. Ltd.
(Mr. Vijender Kumar)
Director & Authorized Signatory
M/s Ambit Buildwell Private Limited

[Handwritten Signature]
Authorized Signatory

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 9 of this affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom. Verified at _____ on this _____.



For Ambit Buildwell Pvt. Ltd.

DEPONENT

(Mr. Vijender Kumar)  Authorised Signatory

WITNESSES:

Witness 1

Name: BALRAJ

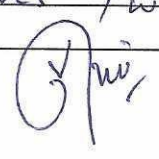
Address: Paras Twin Towers Sec 54 GSN

Signature: 


Witness 2

Name: VIPIN TADAY

Address: Paras Twin Towers Sec 54 GSN


Signature: 

For Ambit Buildwell Pvt. Ltd.


Authorised Signatory



ATTESTED


Virendra Kr. Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar

17 OCT 2025