



INDIA NON JUDICIAL

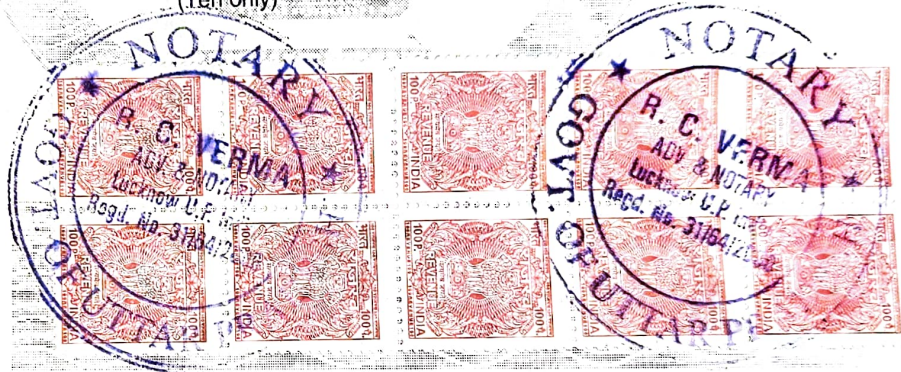
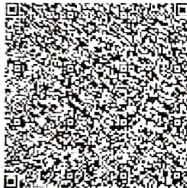
Government of Uttar Pradesh

IN-UP17389532691884X

e-Stamp



Certificate No. : IN-UP17389532691884X
Certificate Issued Date : 30-Apr-2025 04:36 PM
Account Reference : NEWIMPACC (SV)/ up14203004/ LUCKNOW SABAH/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1420300432179599521165X
Purchased by : ABHYUDAYA HOUSING AND CONSTRUCTIONS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : ABHYUDAYA HOUSING AND CONSTRUCTIONS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : ABHYUDAYA HOUSING AND CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

FORM 'B'
[See rule3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pulkit Agarwal duly authorized by the Abhyudaya Housing & Constructions Pvt. Ltd (Promoter) of the proposed project "Abhyudaya Celestial".

I, Mr. Pulkit Agarwal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
- R. C. VERMA**
Adv. & Notary
Lucknow U.P. India
Regd 31/64/2000

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shcilstamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 29.04.2030.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.

That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That 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.

Verification

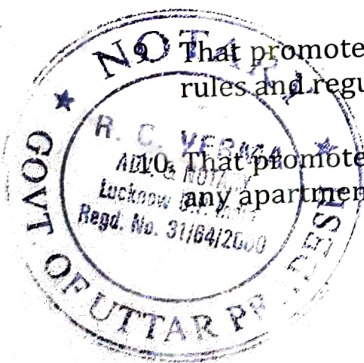
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Deponent

[Signature]

Deponent

[Signature]



sworn and verified
Before me

R. C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd No. 31/64/2000

30/4/2025