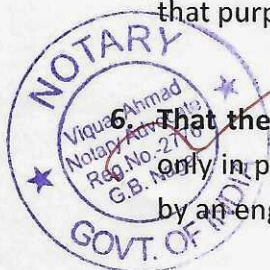


AFFIDAVIT (FORM – B)


(As per Section 4(2)(I) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 3(4) of the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016)

I, **Parveen Kumar Singhal**, son of Shri Madan Lal, aged about 51 years, resident of H. No. 78, Sector-19, Faridabad, Haryana - 121002 being the **Promoter / Authorized Signatory** of Analox Town Planners Private Limited), having its registered office at **OFFICE NO. 30, BALAJI COMPLEX, D-248A/10, LAXMI NAGAR, DELHI-110092** and Corporate Office at **KHASRA NO.55-56, GULISTANPUR VILLAGE, GREATER NOIDA, GAUTAM BUDH NAGAR-201306**, do hereby solemnly affirm and declare as under:

1. That I am the **Promoter / Authorized Signatory** of the above-named project and am fully competent and authorized to swear this affidavit.
2. That the **Promoter has a legal title to the land** on which the development of the project is proposed, and the land is free from all encumbrances.
3. That the **land is free from all encumbrances**, including any rights, title, interest, dues, litigation, charge, mortgage, lien, or claim of any nature whatsoever.
4. That the **time period within which the project shall be completed** is Sept. 2028 (mention timeline) from the date of grant of registration by the Authority.
5. That **seventy percent (70%) of the amounts realized 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 cost of the land, and shall be used only for that purpose.
6. That the **amounts from the separate account** shall be withdrawn by the Promoter only in proportion to the percentage of completion of the project, after certification by an engineer, an architect, and a chartered accountant in practice.
7. That the **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, verifying that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of completion of the project.




For ANALOX TOWN PLANNERS PVT. LTD.


Director

8. That the Promoter shall comply with all other provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder.
9. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building.
10. That the Promoter shall adhere to the sanctioned plans, layout plans, and specifications approved by the competent authority and shall not make any alterations except in accordance with the provisions of the RERA Act.
11. That the statements made herein are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.

For ANALOX TOWN PLANNERS PVT. LTD.


Director
DEPONENT


VERIFICATION



Verified at Greater Noida on this 17 day of December 2025, that the contents of the above affidavit are true and correct to my knowledge and belief, and no part of it is false and nothing material has been concealed therefrom.

For ANALOX TOWN PLANNERS PVT. LTD.


Director
DEPONENT


ATTESTED
Viquar Ahmad
(Notary Advocate)
G.B. Nagar-2776