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This non-judicial Stamp forms an integral part of the **AFFIDAVIT-CUM-DECLARATION** dated 2nd of September, 2024 signed by Mr. RAMESH CHANDRA MISHRA & Mr. SATISH KUMAR CHANDANI, authorized signatories of the Promoters of the project, "PS APARTMENT" regarding registration of the project "PS APARTMENT".

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTERS OR ANY PERSON AUTHORISED BY THE PROMOTERS

AFFIDAVIT-CUM-DECLARATION

AFFIDAVIT-CUM-DECLARATION of M/S PRIYAM NIRMAAN PRIVATE LIMITED (Promotor / Owner) & M/S TEAM SHAURYA INFRAZONE PRIVATE LIMITED (PROMOTER/DEVELOPER) having a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and developer for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by the promoter is 13/08/2029.
3. That seventy percent of the amounts realized by promoters for the real estate project named "PS APARTMENT" 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 land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. That the promoters shall get the accounts audited within 6 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.
7. That the promoters shall take all pending approvals on time, from the competent authorities.

Surendra Nath Tripathi
NOTARY
District Court Gorakhpur

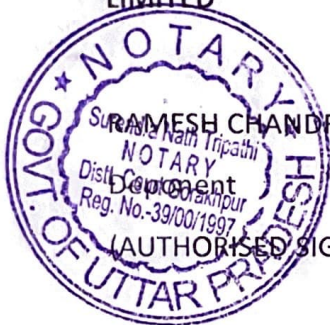
रमेश चंद्र मिश्रा

सतिश कुमार चंदानी

8. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, building, plot or shop on any grounds.

For and on behalf of

PRIYAM NIRMAAN PRIVATE LIMITED



RAMESH CHANDRA MISHRA

Deponent

(AUTHORISED SIGNATORY)

रमेश चंद्र मिश्रा

For and on behalf of

TEAM SHAURYA INFRAZONE PRIVATE

[Signature]

SATISH KUMAR CHANDANI

Deponent

(DIRECTOR)

Serial No.
Solemnly affirmed before me on
at by Shri.
the identified by Shri.
I have by examining
the and stands the
contents of this affidavit which has been
read over and explained by me.

Surendra Nath Tripathi
NOTARY
District Court Gorakhpur

[Signature]
14/10/24



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Identified in front
Mr. Ramesh Chandra Mishra and
Satish Kumar Chandra Mishra
The Signer Same

14/10/24

Serial No. 0162
Solemnly affirmed before me on 14/10/24
at ... by Shri ...
the Satish Kumar Chandra Mishra
who is identified by Shri ...
I have satisfied myself by examining
the document that he/she and stands the
contents of this affidavit which has been
read over and explained by me.

Surendra Nath Tripathi
NOTARY
District Court Gorakhpur

14/10/24