



सत्यमेव जयते

INDIA NON JUDICIAL

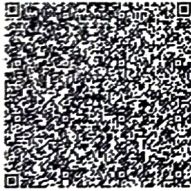
Government of National Capital Territory of Delhi

₹100

e-Stamp

Certificate No. : IN-DL08161307859133Y
 Certificate Issued Date : 09-May-2026 11:41 AM
 Account Reference : IMPACC (IV)/dl752103/ DELHI/ DL-ESD
 Unique Doc. Reference : SUBIN-DL75210330544031016514Y
 Purchased by : AAROHI TOWERS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : AAROHI TOWERS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : AAROHI TOWERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

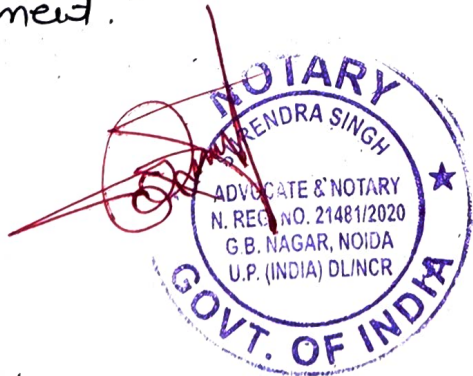
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Please write or type below this line

IN-DL08161307859133Y

"THIS Affidavit is an integral part of the attached document."



AAROHI TOWERS PRIVATE LIMITED

Authorised Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shclilestamp.com/ or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

FORM 'B' [See rule 3(4)]

Affidavit cum Declaration

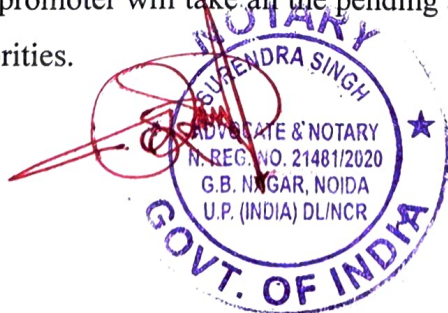
Affidavit cum Declaration of Mr. Lalit Narayan Jha S/o Late Shri Sahdeo Jha duly authorized by Aarohi Towers Pvt. Ltd., the promoter of the proposed project, SKA ATLANTIS, vide their authorization dated 04/05/2026.

I, Lalit Narayan Jha duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter Aarohi Towers Private Limited has a legal title to the land on which the development of the project SKA ATLANTIS is proposed.

AND a legally valid authentication of title of such land is enclosed herewith.

2. That the land is free from all encumbrances as on date.
3. That the time period within which the project shall be completed by promoter on or before 29-04-2031.
4. That seventy per cent of the amounts realized by 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter will take all the pending approvals on time, from the competent authorities.



AAROHI TOWERS PRIVATE LIMITED
Authorised Signatory

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, as the case may be, on any grounds.

AAROHI TOWERS PRIVATE LIMITED

Authorised Signatory

Deponent

Verification

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

Verified by me at on this 09th day of May 2026.


AAROHI TOWERS PRIVATE LIMITED

Authorised Signatory

Deponent



ATTESTED



SURENDRA SINGH
ADVOCATE & NOTARY REG. No. 21481/20
G.B. NAGAR, NOIDA, U.P
DL. NCR (INDIA)

09 MAY 2026

AAROHI TOWERS PRIVATE LIMITED

Address: A-76, Kanti Nagar, Near Hero Honda Show Room, Delhi-110051

CIN: U68100DL2024PTC435012,

Email Id- lnjha@yahoo.co.in

Contact No.-0120-5146545

Letter of Authority

To,

Date: 04.05.2026

The Authority

Uttar Pradesh Real Estate Regulatory Authority (UPRERA)

Subject: Authorization for signing and execution of documents for RERA Registration and ancillary matters

Dear Sir,

We, **M/s Aarohi Towers Private Limited**, having its registered office at **A-76, Kanti Nagar, Near Hero Honda Show Room, Delhi-110051**, hereby authorize **Mr. Sanjay Sharma, Director of the Company**, to prepare, sign and submit applications, forms, declarations, affidavits, and other documents required for RERA registration on behalf of the Company.

A copy of the letter duly certified as true by Directors / Authorised Signatory of the Company.

Thanking You,

For and on behalf of Aarohi Towers Private Limited

Aarohi Towers Private Limited

Director

Lalit Narayan Jha

Director

DIN: 01315035