



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP88148264438242Y

SHIV KUMAR SINGH
 NO. 57 NO. E-88
 Collectorate GZB
 9713981100

e-Stamp

Certificate No. : IN-UP88148264438242Y
 Certificate Issued Date : 28-May-2026 05:26 PM
 Account Reference : NEWIMPACC (SV)/ up14076604/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1407660470831381660440Y
 Purchased by : HIRNOT GROUP ROYAL
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : HIRNOT GROUP ROYAL
 Second Party : Not Applicable
 Stamp Duty Paid By : HIRNOT GROUP ROYAL
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

₹100

₹100 ₹100 ₹100 ₹100

सत्यमेव जयते



₹100



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IN-UP88148264438242Y



For HIRNOT GROUP ROYAL
[Signature]
 Partner

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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'

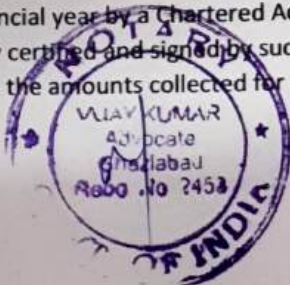
[See rule 3(4)]

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

Affidavit cum Declaration of HIRNOT GROUP ROYAL., Promoter of the proposed project-
"ICONIC ADDRESSES"

We, HIRNOT GROUP ROYAL., promoter of the proposed project "ICONIC ADDRESSES"
Khasra No.1830/1, Sikandrabad Rural, Sikandrabad, Bulandshahar 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 proposed project is to be carried out.
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 19 April 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 the 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



For HIRNOT GROUP ROYAL

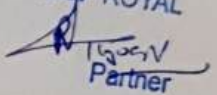
[Signature]
Partner

withdrawal has been in compliance with the proportion to the percentage of the completion of the project.

8. That Promoter shall take all the pending approvals on time, from the competent authorities.

9. That Promoter have/ 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, plot or building, as the case may deem be, on any grounds.

For HIRNOT GROUP ROYAL

Partner

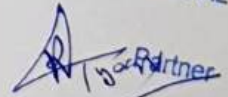
Deponent

Verification

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

Verify by me at Ghaziabad on this 28th May 2026.

For HIRNOT GROUP ROYAL


Partner

Deponent



ATTESTED


VIJAY KUMAR
Regd. No. 2453
NOTARY GHAZIABAD

28 MAY 2026



IN-UP8814849585152

SHAM SINGH
STAMP VENDOR
NO. 52, 404 E-8
Collectorate GZB
M 9213981105

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP88148495885152Y
Certificate Issued Date	: 28-May-2026 05:26 PM
Account Reference	: NEWIMPACC (SV)/ up14076604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407660470830168337431Y
Purchased by	: HIRNOT GROUP ROYAL
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: HIRNOT GROUP ROYAL
Second Party	: Not Applicable
Stamp Duty Paid By	: HIRNOT GROUP ROYAL
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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For HIRNOT GROUP ROYAL

Tyasa
Partner

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AFFIDAVIT

(Project: "ICONIC ADDRESSES" situated at Khasra No.1830/1, Sikandrabad Rural, Sikandrabad, Bulandshahar.

Affidavit of HIRNOT GROUP ROYAL., Promoter of the proposed project- "ICONIC ADDRESSES"

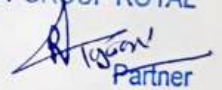
1. We HIRNOT GROUP ROYAL., promoter of the proposed Project do hereby solemnly state as under:
2. That the Promoter has not sold, accepted any booking and advertised for the proposed project till now.

Verification

The Contents of the above Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on this 28th May 2026.

For HIRNOT GROUP ROYAL


Partner

Deponent



ATTESTED


VIJAY KUMAR
Regd. No. 2453
NOTARY GHAZIABAD

28 MAY 2026