



1. That I hereby confirm Prateek Realtors India Private Limited have/has a legal title to the land on which the development of the proposed project.
2. That, the land cost of the proposed project has been substantially paid to the Uttar Pradesh Avas Evam Vikas Parishad and further undertake to pay remaining, if any dues, arises by the concerned authority.
3. That the time period within which the project shall be completed by me/promoter from 01.04.2026 to 10.11.2030 i.e. in 55 months and 09 days.
4. That seventy per cent of amounts realised by Promoter for the real estate project named "Prateek Grand City Mall" 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after *it is certified by an engineer, an architect and a chartered accountant in practice* that the withdrawal is in proportion to the percentage of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 I / 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.



A handwritten signature in blue ink, appearing to be "M.K. Sharma", with a horizontal line underneath it.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



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 Noida on this 20<sup>th</sup> date of February, 2026.



Deponent



**ATTESTED**

  
**MUKESH KUMAR SHARMA**  
Advocate Notary  
Gautam Budh Nagar

**28 APR 2026**