

Affidavit cum Declaration

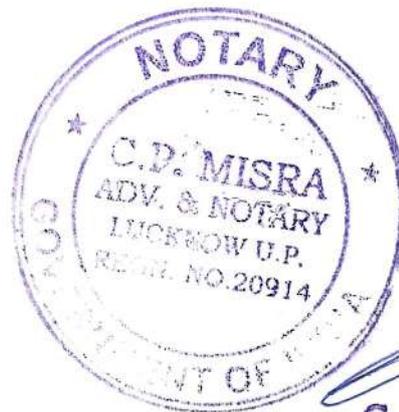
Affidavit cum Declaration of Mr. Akshay Agarwal duly authorized by the promoter M/s SEVENTH SKY DEVELOPERS PVT. LTD., of the proposed project vide their Board Resolution dated 18.07.2022;

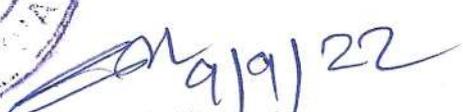
I, Akshay Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
OR
That details of encumbrances NIL including details of any rights, title, Interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is 5 YEARS
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

For Seventh Sky Developers Pvt. Ltd.


Auth. Signatory




C.P. MISRA
ADV. & NOTARY
HQ LUCKNOW U.P. INDIA
REGN. NO. 20914
EXPIRY DATE-15-3-2025

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.

For Seventh Sky Developers Pvt. Ltd.

[Signature]
Deponent Auth. Signatory

Verification

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

For Seventh Sky Developers Pvt. Ltd.

[Signature]
Deponent Auth. Signatory

Verified by me at LUCKNOW on this 7TH day of September 2022.



Sworn and Verified
Before Me

[Signature]
9/9/22
C. P. MISRA
ADV. & NOTARY
HQ LUCKNOW U.P. INDIA
REGN. NO. 20914
EXPIRY DATE-15-3-2025

Identify the deponent/Executant/Suraty
who has/have signed/ Put T.T. before me.

[Signature]
9/9/22