



INDIA NON JUDICIAL

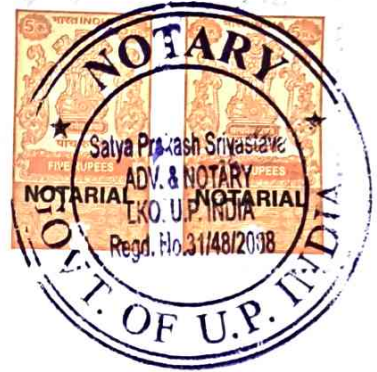
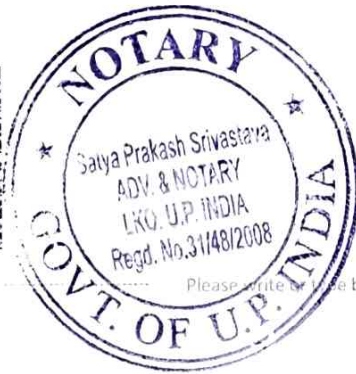


IN-UP59517363949958X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP59517363949958X
 Certificate Issued Date : 26-Jul-2025 03:56 PM
 Account Reference : NEWIMPACC (SV)/ up14238304/ MOHANLALGANJ/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1423830416677154923294X
 Purchased by : BIHANI CONSTRUCTIONS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : BIHANI CONSTRUCTIONS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : BIHANI CONSTRUCTIONS PVT LTD
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write the name below this line

I identify the deponent/ executant/sig who has signed out T.I. before me

Sworn and Verified before me

[Signature] 26/7/25

SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

Primary Airt.
 The authenticity of the Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 The responsibility of checking the legitimacy is on the users of the certificate.
 In case of any discrepancy please inform the Competent Authority.

FORM 'B'

[Rule 3(4)]

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

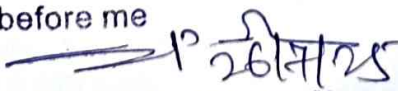
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Akash Singh (Director) duly authorized by the **Bihani Constructions Private Limited** (promoter) of the proposed project "**Skyom City Ph 2**".

I, Mr. Akash Singh duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

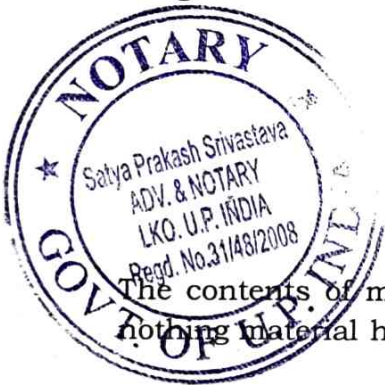
1. That landowners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.
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 31.08.2029.
4. That seventy per cent of the amounts realized 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

Sworn and Verified
before me


SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India

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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
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, plot or building, as the case may be, on any grounds.




Deponent

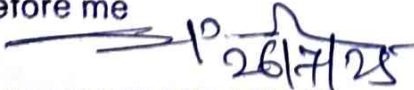
Verification

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

Verified by me at Lucknow on 26.07.2025.


Deponent

Sworn and Verified
before me


SATYA PRAKASH SRIVASTAVA
Advocate & Notary
Lucknow U.P. India