



INDIA NON JUDICIAL

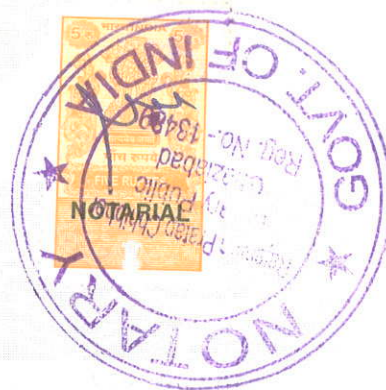
Government of Uttar Pradesh



IN-UP52416280416499Y

## e-Stamp

Certificate No. : IN-UP52416280416499Y  
Certificate Issued Date : 13-Mar-2026 09:49 AM  
Account Reference : NEWIMPACC (SV)/ up14072304/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1407230400173541229482Y  
Purchased by : AKJ REAL TECH PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : AKJ REAL TECH PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : AKJ REAL TECH PVT LTD  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



Please write or type below this line

This Stamp Paper is attached to and is an integral part of Affidavit **Form-B** of **Flora Homez Project** being developed by AKJ Real Tech Pvt. Ltd.

For AKJ Real Tech Private Limited

Sham  
Director



## 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.

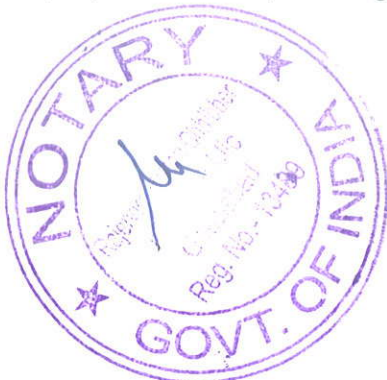
**FORM 'B'**  
**[See Rule3(4)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of Shariq Aqeel, Director, AKJ Real Tech Pvt. Ltd., having its Regd. Office at New-140, Gali No.-3, Block-E, West Vinod Nagar, East Delhi, Delhi, PIN-110092, duly authorized by the Promoter of the proposed project **Flora Homez** situated at GH Plot No.- 2, Jaipuria Sunrise Greens , NH-24, Village - Shahpur Bamheta, Ghaziabad, Uttar Pradesh, PIN-201002, vide Board Resolution Dated -27.02.2026.

I, Shariq Aqeel, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That the Promoter 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.
3. That the time period within which the project shall be completed by the Promoter is 13.01.2031.
4. That seventy per cent of the amounts to be realized by the 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 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.



For AKJ Real Tech Private Limited

*Shariq*  
Director

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.

For AKJ Real Tech Private Limited

*Sharif*  
Director

Deponent

Verification

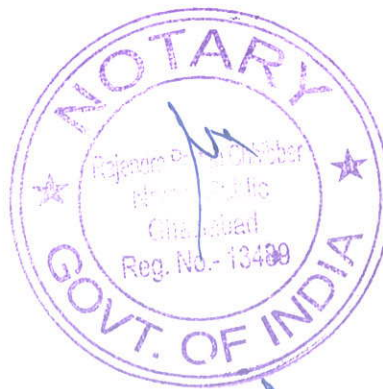
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For AKJ Real Tech Private Limited

*Sharif*  
Director

Deponent

Verified by me at Ghaziabad on this day of 17<sup>th</sup> March 2026.



25 MAR 2026

ATTESTED  
Rajendra Pratap Chhibbal  
Advocate & Notary Public  
Ghaziabad  
Regn. No 13400

Ref. No. ....

Dated. ....

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF AKJ REAL TECH PRIVATE LIMITED ON FRIDAY 27<sup>th</sup> FEBRUARY 2026 AT 11.00 A.M. AT REGD. OFFICE OF THE COMPANY AT NEW-140, GALI NO-3 BLOCK-E WEST VINOD NAGAR, East Delhi, DELHI, PIN-110092.**

That the Chairman informed the Board that, the Company is developing and constructing a Residential Project namely **Flora Homez** on Land area admeasuring 3,542Sq. Mtrs. situated at GH Plot No.-2, Jaipuria Sunrise Greens , NH-24, Village - Shahpur Bamheta, Ghaziabad, Uttar Pradesh, PIN-201002.

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**Flora Homez**" with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors / Officials of the Company to prepare, submit and execute Application(s), Affidavit(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

**"RESOLVED THAT** the consent of board of directors be and is hereby accorded to file an Application for Registration of "**Flora Homez**" Project Land admeasuring 3,542Sq. Mtrs. with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

**"RESOLVED FURTHER THAT** the consent of the Board of Directors be and is hereby accorded to authorize **Mr. Shariq Aqeel and /or Gaurav Chaturvedi** Directors of the Company, jointly and/or severally to sign and execute, on behalf of the Company, all applications, forms, affidavits,

For AKJ Real Tech Private Limited



Director

Ref. No. ....

Dated. ....

agreements, undertakings, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, and other requisite documents related to UP RERA compliance, including submission, correction, amendment of applications and documents, filing of QPRs, and presenting the same before the Hon'ble UP RERA Authority/its Officials/its Benches and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

AKJ Real Tech Pvt.Ltd.

For AKJ Real Tech Private Limited



Director

Vaibhav Chaturvedi

(Director)

DIN -09523883

Accepted by

For AKJ Real Tech Private Limited



Director

Shariq Aqeel

(Director)

DIN-06897277

For AKJ Real Tech Private Limited



Director

Gaurav Chaturvedi

(Director)

DIN- 07781573