



INDIA NON JUDICIAL Government of Uttar Pradesh



IN-UP77307712638544W

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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: 09-Sep-2024 12:26 PM

: NEWIMPACC (SV)/ up14046204/ GAUTAMBUDDH NAGAR 2/ UP-GBN

: SUBIN-UPUP1404620451261604581829W

: PRASU BUILDCON LLP

: Article 4 Affidavit

: Not Applicable

:

: PRASU BUILDCON LLP

: Not Applicable

: PRASU BUILDCON LLP

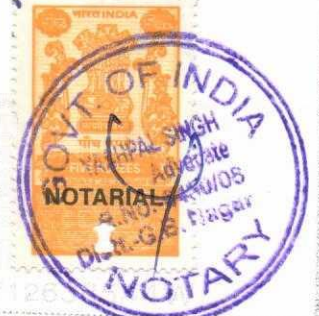
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(One Hundred only)

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Noida G.B. Nagar U.P. Mob: +91-9821723672

Sign:



Please write or type below this line

This Stamp Paper is an integral part of Form-B Affidavit cum Declaration of Project SKA Divine.



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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

FORM 'B' [See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lalit Narayan Jha promoter of the proposed project SKA Divine duly authorized by the partners of the proposed project, vide their authorization dated 07/09/2024.

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

1. That promoter Prasu Buildcon LLP has a legal title to the land based on collaboration agreement on which the development of the project SKA Divine is proposed. We are constructing 3 towers as per following details.

S.N	TOWER	NO.OF FLAT/SHOP
1	ALPHA	104
2	BETA	216
3	GAMMA	216
4	COMMERCIAL	13
	Total	549

2. That the land is free from all encumbrances as on date and full dues of has been paid.
3. That the time period within which the project shall be completed by promoter by August-2029.
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 ICICI Bank a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

The Details are as under: -

Title of Account:- Prasu Buildcon LLP Separate Account for SKA Divine


Account no:- 628605018403

IFSC Code:- ICIC0006286

R1/88, RDC, Raj Nagar, Ghaziabad, UP



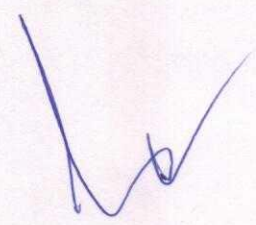
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter will 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, 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 on this 13th day of September 2024.


Deponent



ATTESTED

YASHPAL SINGH
NOTARY (NOIDA)
B. D. MAGAR

14 SEP 2024