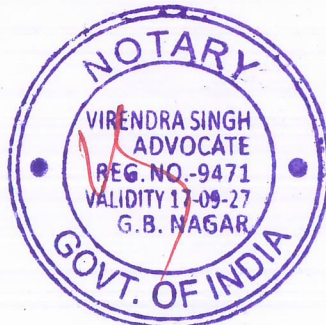


Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Rahul Rastogi, S/o Sh. (Late) Rajeev Kumar Rastogi duly authorized by the promoter of the proposed project, vide authorization letter dated 22nd August 2025.

I, Mr. Rahul Rastogi, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake, and state as under:

1. That Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is presently encumbered with loans from IndusInd Bank and CSL Bank for amounts of Rs. 11.14 cr. and Rs.25 cr. respectively.
3. That the time period within which the project shall be completed by the Promoter is on or before 31.10.2026.
4. That, seventy percent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.




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Authorised Signatory

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.

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Authorised Signatory
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, Uttar Pradesh on this day 30th day of September, 2025.

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Authorised Signatory
Deponent



ATTESTED

VIRENDER SINGH
ADVOCATE (NOTARY)
DIST. CAUTAM BUDH NAGAR
30-9-25