



AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. The following flats of the project, namely Flat Nos. C-003, C-101, C-104, C-103, C-201, C-204 situated in Tower-C, Plot No. A-31 at C.G City, Village Chak Ganjariya, Sultanpur Road, Lucknow, are hereby mortgaged with the Lucknow Development Authority (LDA).

3. That the time period within which the project shall be completed by the promoter is 1<sup>st</sup> January 2026 to 30<sup>th</sup> December 2030.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

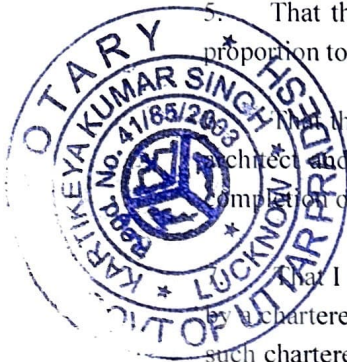
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

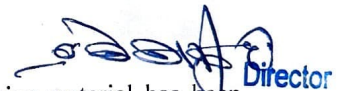
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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 DPS Contractors Pvt. Ltd.

  
Director

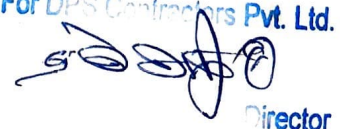
**Verification**

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 Lucknow on this day of 28<sup>th</sup> August 2025.

Deponent

For DPS Contractors Pvt. Ltd.

  
Director

SWORN & VERIFIED  
BEFORE ME  
KARTIKEYA KUMAR SINGH  
Advocate  
NOTARY  
Lucknow (UP) India  
Date.....11/08/25.....

I Know & Identify the Document/Executant  
who has/have Signature Put it before me