

FORM 'B'
[See rule3(4)]

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

Affidavit cum Declaration

I **Shadab Khan** Director of M/s **Earthcon Constructions Pvt. Ltd** which is developing a project by the name **Emerald Gardens** at Plot No. E1, GH-1, Amrapali Yojna Hardoi Road Lucknow Uttar Pradesh 226003 do hereby solemnly affirm and declare as under:

1. That I / promoter have / 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 project consists of 5 towers which include 549 flats along with 15 shops and the same will be completed in first phase by the promoter till 30.09.2029.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

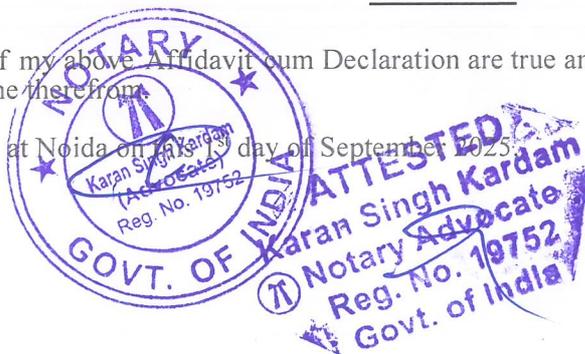
For Earthcon Constructions Pvt. Ltd

Deponent **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 Noida on 13th day of September 2025.



For Earthcon Constructions Pvt. Ltd

Deponent **Director**

31 OCT 2025