



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

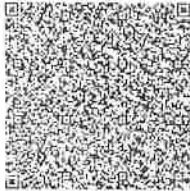
IN-UP25936431888276X

e-Stamp

Signature.....

Name : Deepa Sharma, Acc Code - UP16052404
Acc Add : 5 Jh. Regiyaan Noida, Mob - 8860066140
Licence No : 245/2022-2023, Tehsil & Distt. Dadri, G.B. Nagar

Certificate No.	: IN-UP25936431888276X
Certificate Issued Date	: 05-Nov-2025 05:57 PM
Account Reference	: NEWIMPACC (SV)/ up16052404/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1605240448760086528998X
Purchased by	: LUMORA ESTATES PRIVATE LIMITED
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: LUMORA ESTATES PRIVATE LIMITED
Second Party	: OTHERS
Stamp Duty Paid By	: LUMORA ESTATES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

For LUMORA ESTATES PRIVATE LIMITED

Director



Statutory Alerts

1. The authenticity of the stamp certificate should be verified at www.shclb.in or using e-Stamp Mobile App of Stock Holding Company of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The users of checking the legitimacy of the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

IN-UP25936431888276X

LUMORA ESTATES PRIVATE LIMITED

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

Affidavit cum Declaration of Mr Praveen Gupta promoter of the proposed
Avacasa / duly authorized by the promoter of the proposed project,
vide its authorization dated 15th December 2025

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

1. That promoter have 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 me/promoter is 23rd August 2028.
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 utilised 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.

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 Uttar Pradesh on this day of. 31st Jan 2026

Deponent



ATTESTED

Munendra Kumar Shishodia
Advocate
Dist. Court G.B.N.

11 FEB 2026