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Government of Uttar Pradesh

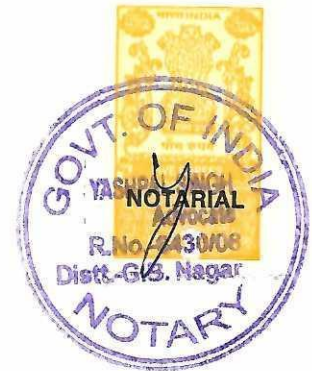
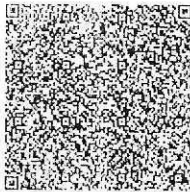


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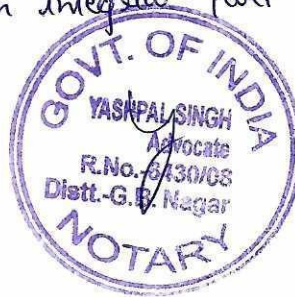
Amrendra Singh, A/C:- UPECOLUP:-14046204
Noida G.B. Nagar U.P. Mob: +91-9821723672Sign. ASThaKur

Certificate No.	: IN-UP40618372765670X
Certificate Issued Date	: 09-Jan-2025 11:41 AM
Account Reference	: NEWIMPACC (SV)/ up14046204/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1404620478231371471437X
Purchased by	: PRASU HOME LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PRASU HOME LLP
Second Party	: PRASU HOME LLP
Stamp Duty Paid By	: PRASU HOME LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This e-stamp paper is an integral part of Affidavit cum Declaration FORM 'B'



Stamp Duty

Stamp Duty is a tax levied on the value of the document. It is a form of revenue for the Government. The Stamp Duty is levied on the value of the document and is a form of revenue for the Government. The Stamp Duty is levied on the value of the document and is a form of revenue for the Government. The Stamp Duty is levied on the value of the document and is a form of revenue for the Government.

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lalit Narayan Jha promoter of the proposed project SKA Estate duly authorized by the partners of the proposed project, vide their authorization dated 09.01.2025.

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 Home LLP has a legal title to the land based on which the development of the project SKA Estate is proposed. We are constructing 6 towers as per following details.

S.N	TOWER	NO.OF FLAT/SHOP
1	ASTER	264
2	ZINNIA	264
3	ORCHID	267
4	IRIS	132
5	MAGNOLIA	132
6.	COMMERCIAL	51

2. That the land of the proposed project is now mortgaged to **Tata Capital Housing Finance Limited [TCHFL]** for the purpose of raising finance.
3. That the time period within which the project shall be completed by promoter by January-2030.
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 Home LLP Separate Bank Account for SKA Estate

Account no:- 025405007661

IFSC Code:- ICIC0000254



Alpha Sector, Greater Noida, U.P

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 9th January, 2025.


Deponent



ATTESTED
AS Thakur
YASHPAL SINGH
NOTARY (NOIDA)
M. B. NAGAR

09 JAN 2025