



INDIA NON JUDICIAL



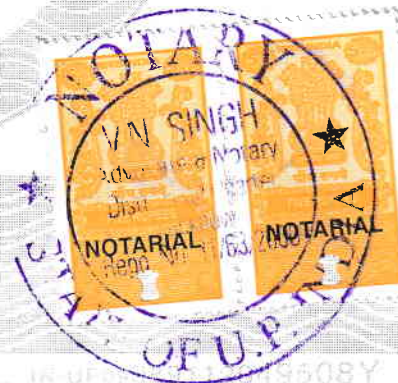
IN-UP09989112049508Y

Government of Uttar Pradesh

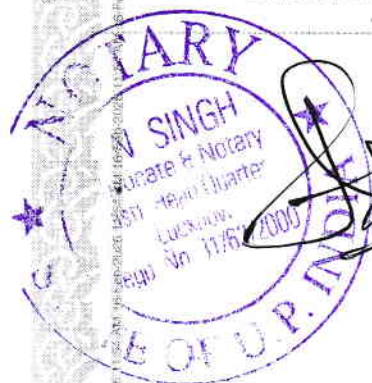
e-Stamp



Certificate No. : IN-UP09989112049508Y
 Certificate Issued Date : 16-Feb-2026 11:54 AM
 Account Reference : NEWIMPACC (SV)/ up15149404/ LUCKNOW SADAR/ UP
 Unique Doc. Reference : SUBIN-UPUP1514940415599435568945Y
 Purchased by : Ahmad Kamal Khan
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : Ahmad Kamal Khan
 Second Party : Not Applicable
 Stamp Duty Paid By : Ahmad Kamal Khan
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line



Sworn & Verified before me

16/02/26

V.N. SINGH

Advocate & Notary

Lucknow U.P. India

Regd. No. 31/63/2000

Statutory Alert:

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

FORM 'B'
[See rule 3 (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. Ahmad Kamal Khan (Director) duly authorized by the Sapphire Infraventures Private Limited (promoter) of the proposed project "Sapphire Royale Extension".

I, Mr. Ahmad Kamal Khan duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

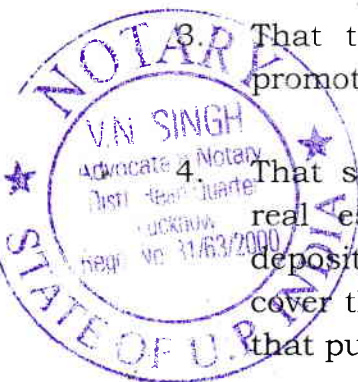
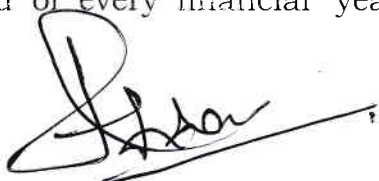
1. The owner Areeba Khan, Salma Khatoon and the promoter has a legal title to the land on which the development of the project is proposed and promoter Sapphire Infraventures Private Limited has an authenticated copy of the registered joint development agreement between owner and promoter for development of the real estate project which is enclosed with application for registration of project
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **30th September 2026**.

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 promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and



Sworn & Verified
before me,
16/02/2026
V.N. SINGH
Advocate & Notary
Lucknow U.P., India
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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.
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.



Deponent

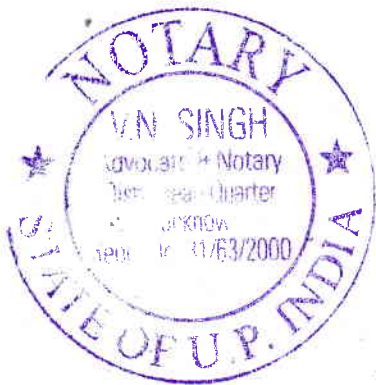
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on 16-02-2026



Deponent



Sworn & Verified
before me

16/02/26

V.N. SINGH
Advocate & Notary
Lucknow U.P. India
No. 31/63/2000