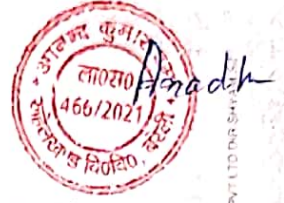


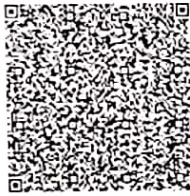


Government of Uttar Pradesh

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Certificate No. : IN-UP8633330746510X
 Certificate Issued Date : 06-Feb-2025 04:22 PM
 Account Reference : NEWIMPACC (SV)/ up14523604/ BAREILLY SADAR/ UP-BLY
 Unique Doc. Reference : SUBIN-UPUP1452360469784865890912X
 Purchased by : AAKASH BUILDTECH PVT LTD DIR SHYAM SINGH RATHORE
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 10
 (Ten only)
 First Party : AAKASH BUILDTECH PVT LTD DIR SHYAM SINGH RATHORE
 Second Party : Not Applicable
 Stamp Duty Paid By : AAKASH BUILDTECH PVT LTD DIR SHYAM SINGH RATHORE
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line



FORM 'B'
[Seerule 3(4)]

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

Affidavit cum Declaration

I, Shyam Singh Rathore (Director) duly authorized by the promoter "AAKASH BUILDTECH PRIVATE LIMITED" of the proposed project "ROYAL RESIDENCY".

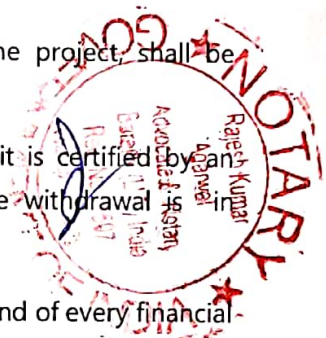
Sd/-
SURENDRA KUMAR
11-2-25 ADVOCATE
Reg. No. 5498/2000

Statutory Agent: **Ch. No. 1, Civil Court Compound
Bangaliya, Kechary Baroliya**

1. This e-stamp is valid only if used at "www.sholestamp.com" or using e-Stamp Mobile App of Stock Holding Company of India.
2. The use of e-stamp is available on the website / Mobile App renders it invalid.
3. The use of e-stamp is available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

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

1. That the promoter 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 time period within which the project shall be completed by me/promoter is **12.01.2030**.
4. That seventy percent 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 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 approval 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.



शुभम सिंह राथोर
certified by Shri
I have read the Contents of my Affidavit and have verified
the same and further
Verification
Date: 11/2/25

Dep.
11-2-25
SURENDRA KUMAR
ADVOCATE
Reg. No. 5499/2000
Ch. No. 1, Civil Court Compound
Bangaliya, Kachary Bareilly

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

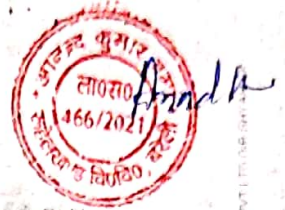
Verified by me at Bareilly on this 11th day of February 2025.

Dep.
11-2-25
SURENDRA KUMAR
ADVOCATE
Reg. No. 5499/2000
Ch. No. 1, Civil Court Compound
Bangaliya, Kachary Bareilly

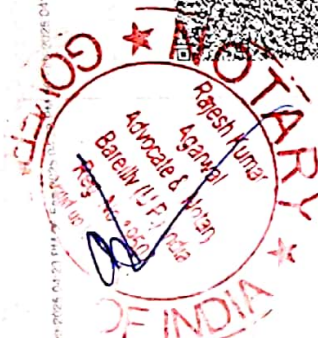
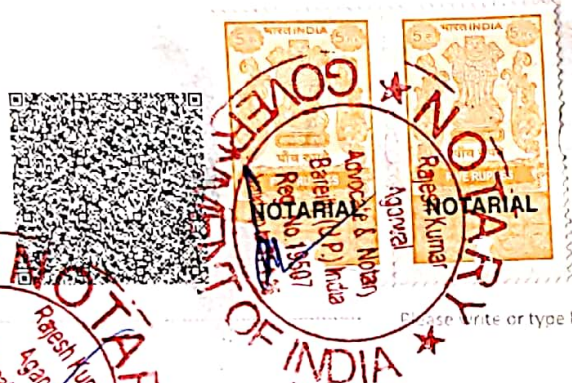


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Certificate No. : IN-UP86335006910852X
 Certificate Issued Date : 06-Feb-2025 04:23 PM
 Account Reference : NEWIMPACC (SV)/ up14523604/ BAREILLY SAG/UP/18/25/1
 Unique Doc. Reference : SUBIN-UPUP1452360469788916654720X
 Purchased by : AAKASH BUILDTECH PVT LTD DIR SHYAM SINGH RATHORE
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 10
 (Ten only)
 First Party : AAKASH BUILDTECH PVT LTD DIR SHYAM SINGH RATHORE
 Second Party : Not Applicable
 Stamp Duty Paid By : AAKASH BUILDTECH PVT LTD DIR SHYAM SINGH RATHORE
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Affidavit cum Undertaking

(For Registration of Project under RERA)

I, **Shyam Singh Rathore** , S/o Satya Dev Rathore , R/o Satya Ganga 100, Ashish Royal Park, Bareilly, Director at, and Authorized Signatory of **“AAKASH BUILDTECH PRIVATE LIMITED”**

11-2-2025
SURENDRA KUMAR

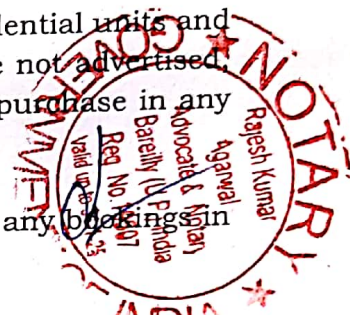
ADVOCATE

Reg. No. 5469/2000
Ch. No. 1, Civil Court Compound
Bangaliya, Kachary Bareilly

Statutory Alert: 1. The authenticity of this e-Stamp certificate should be verified at www.india.gov.in or using the Stamp Mobile App of Stock Holding Corporation of India. 2. The stamp duty on the certificate and as available on the website. 3. The stamp duty on the certificate should be paid to the competent authority.

(hereinafter referred to as the "said company"), situated at 5, Aakash Tower, Pilibhit Bypass Road, Bareilly 243006, promoter of the proposed project "ROYAL RESIDENCY" do hereby solemnly declare, undertake and state as under:

1. That we wish to apply for registration of "ROYAL RESIDENCY" situated at Khet no. 679 , Village Chandpur Bichpuri, Bareilly ,Uttar Pradesh, 243001 before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).
2. That we are developing 35 (Thirty Five) Three Types of Residential units and sizes and 14 (Fourteen) Commercial Units till date we have not advertised, marketed, sold or offered for sale or invited any person to purchase in any manner any unit in the project or any part thereof.
3. That we have not accepted any advance payment nor taken any bookings in the said project and part of it till date.
4. That there is no other project registered in RERA on the same Khasra/Arazi number as mentioned above in point 1.



Sd.
Surendra Kumar
11-2-25
SURENDRA KUMAR
ADVOCATE Deponent

Verification
Reg. No. 5499/2000
Ch. No. 1, Civil Court Compound
Bangaliya, Kachery Bareilly

I, **Shyam Singh Rathore** , S/o Satya Dev Rathore , R/o Satya Ganga 100, Ashish Royal Park, Bareilly, Director at, and Authorized Signatory of "AAKASH BUILDTECH PRIVATE LIMITED" (hereinafter referred to as the "said company"), situated at 5, Aakash Tower, Pilibhit Bypass Road, Bareilly 243006, do hereby declare that the contents in para No.1 to 4 of my above Affidavit are true and correct.

This Affidavit is verified at Bareilly on 11th February 2025.

Sd.
Shyam Singh Rathore
11/2/25
SURENDRA KUMAR
ADVOCATE
Reg. No. 5499/2000
Ch. No. 1, Civil Court Compound
Bangaliya, Kachery Bareilly

Sd.
Surendra Kumar
11-2-25
SURENDRA KUMAR
ADVOCATE
Reg. No. 5499/2000
Ch. No. 1, Civil Court Compound
Bangaliya, Kachery Bareilly

Sd.
Shyam Singh Rathore
Deponent