



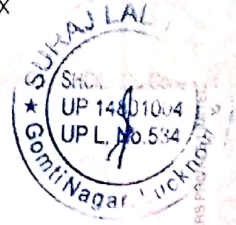
INDIA NON JUDICIAL



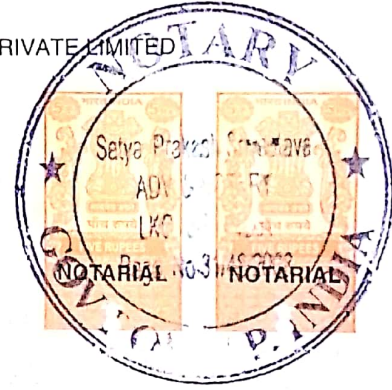
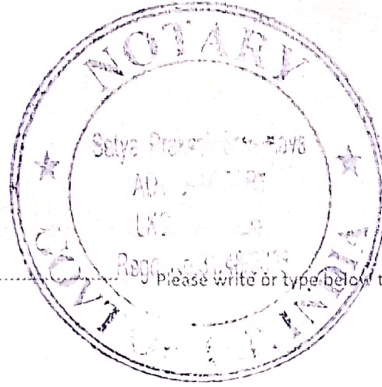
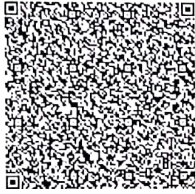
IN-UP42436142928601X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP42436142928601X
 Certificate Issued Date : 16-May-2025 06:58 PM
 Account Reference : NEWIMPACC (SV)/ up14801004/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1480100482397378690354X
 Purchased by : AKASA EARTH DEVELOPERS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AKASA EARTH DEVELOPERS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : AKASA EARTH DEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

Identify the deponent to be attested who has signed out T.I. before me.

Signature Attested

Satya Prakash Srivastava
Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P, India

1. The authenticity of the Stamp certificate should be verified at 'www.shikilestamp.com' or using e-Stamp Mobile App of Sleek 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 rule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Akhilesh Pandey, Director of Akasa Earth Developers Private Limited ("Promoter") of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 17/05/2025.

I, Akhilesh Pandey, 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 the promoter is 27/04/2030.
4. That seventy per cent of the amounts realised by the 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building or 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 day of _____, 2025, at _____, U.P., INDIA
AKASH EARTH DEVELOPERS PRIVATE LIMITED

Akhilesh Pandey

DIRECTOR

Signature Attested

Deponent

Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

