

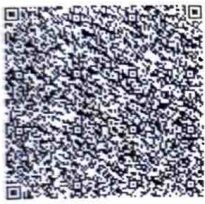


Government of Uttar Pradesh

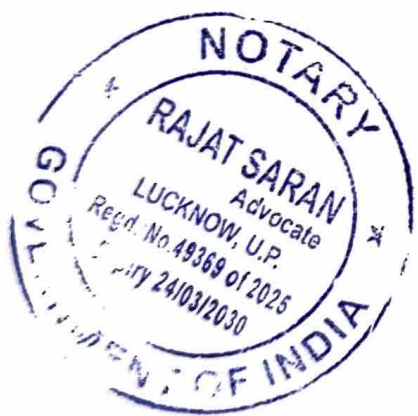
e-Stamp

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Certificate No. : IN-UP72689394817889X
 Certificate Issued Date : 01-Dec-2025 02:10 PM
 Account Reference : NEWIMPACC (SV)/ up14884604/ LUCKNOW SADAR/ LIP- LKN
 Unique Doc. Reference : SUBIN-UPUP1488460442102148649239X
 Purchased by : PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please-write or type below this line



Piyush Rai

SWORN & VERIFIED BEFORE ME

RAJAT SARAN
 NOTARY & ADVOCATE
 GOVERNMENT OF INDIA
 Regd. No. 49369 of 2025
 Mob. No. 8303230025
 Sign.....

Handwritten signature and date 01/12/25

Statutory Alert:
 1. The authenticity of this Stamp certificate should be verified at 'www.shicilestamp.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.

01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM 01-DEC-2025 02:10 PM

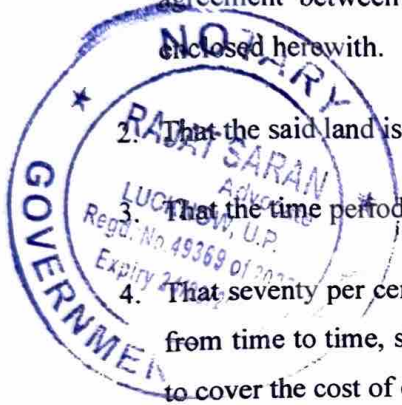
PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED PIYUSH RAI DIRECTOR Y2R HEIGHTS PRIVATE LIMITED

Affidavit cum Declaration

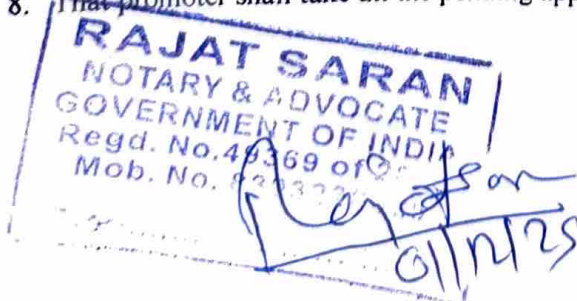
Affidavit cum Declaration of Mr PIYUSH RAI, Director, Y2R HEIGHTS PRIVATE LIMITED having its registered office at C/O SUMITRA DEVI JHALIYAN, PURWA VINEET KHAND-2, Gomtinagar, Lucknow, Lucknow- 226010, Uttar Pradesh, duly authorized by the vide his authorization dated- 25/09/2025. By promoter of proposed project Y2R HEIGHTS.

I, Piyush rai, duly authorized by promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is Proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
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 5 years
4. That seventy per cent of the amounts realised by me 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 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 shall take all the pending approvals on time, from the competent authorities.



SWORN & VERIFIED BEFORE ME



Piyush Rai

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.

Rajat Saran
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 *lucknow* on this day of. *01/12/2025*

Rajat Saran
Deponent

SWORN & VERIFIED
BEFORE ME

RAJAT SARAN
NOTARY & ADVOCATE
GOVERNMENT OF INDIA
Regd. No. 49369 of 2017
Mob. No. 8303230025
Sign..... *Rajat Saran*

I identify the deponent/executant who has signed/p~~ut~~ before me.

01/12/25