



INDIA NON JUDICIAL



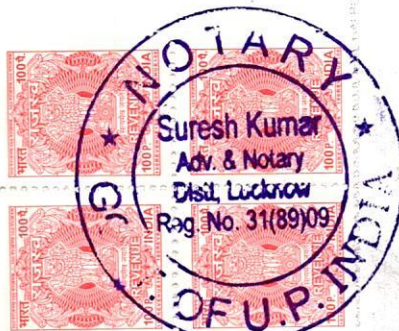
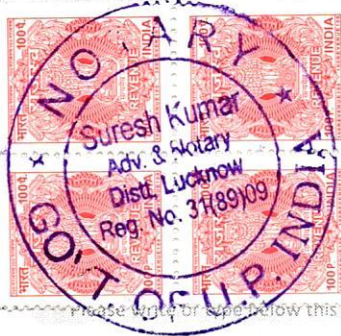
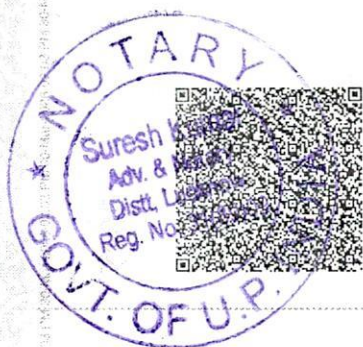
IN-UP82483488057798Y

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP82483488057798Y
 Certificate Issued Date : 30-Mar-2026 02:03 PM
 Account Reference : NEWIMPACC (SV)/ up14773204/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1477320460084515885574Y
 Purchased by : SAI BUILDERS
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SAI BUILDERS
 Second Party : Not Applicable
 Stamp Duty Paid By : SAI BUILDERS
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please Write or Type Below this line

SAI BUILDERS

[Signature]
 Authorized Signatory

Sworn and Verified
 Before Me

SURESH KUMAR

Advocate & Notary

4177175KA/14, Near Majar

Niwajganj Chowk, Lucknow

1. The authenticity of this Stamp certificate should be verified at 'www.shcliestamp.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.

Affidavit cum Declaration

Affidavit cum Declaration of Mr SHREY AGARWAL , PARTNER SAI BUILDERS having its registered office at C-61, 1st Floor, Transport Nagar, Phase 1, Behind HP Petrol Pump, Lucknow, Uttar Pradesh, 226012 duly authorized by the vide his authorisation dated-20/3/2026 . By the promoter of the proposed project JBBR KANVAS PHASE 1

I, SHREY AGARWAL, 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.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by promoter is 5 years

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.

Sworn and Verified
Before Me

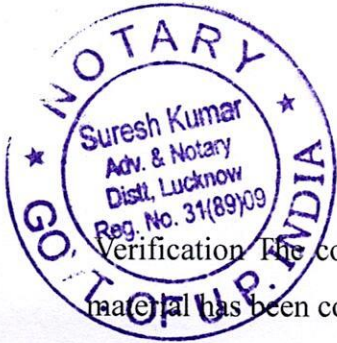
8. That promoter shall take all the pending approvals on time, from the competent authorities.

SURESH KUMAR
Advocate & Notary
417/175KA/14, Near Majar Law C. Chowk
Niwaiganj, Chowk, Lucknow

SAI BUILDERS

Authorized Signatory

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.



SAI BUILDERS
[Signature]
Authorized Signatory
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 _____.

SAI BUILDERS
[Signature]
Authorized Signatory
Deponent

Sworn and Verified
Before Me

[Signature]
SURESH KUMAR
Advocate & Notary Public
117/175KA/14, Near Majar Bazar, Lucknow
Niwajganj, Chowk, Lucknow

[Signature]
I identify the deponent/executed/Surety
who has signed/Put T.I before me