INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

IN-UP18257234517854X

NIDA KHANAM SHCIL ACC CODE UP14838004 SADAR, LUCKNOW

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|---|---|---|
| Certificate No. | : | IN-UP18257234517854X |
| Certificate Issued Date | : | 24-Dec-2025 05:09 PM |
| Account Reference | : | NEWIMPACC (SV)/ up14838004/ LUCKNOW SADAR/ UP-LKN |
| Unique Doc. Reference | : | SUBIN-UPUP14838004330035260217 48X |
| Purchased by | : | NALIN PRABHAT |
| Description of Document | : | Article 4 Affidavit |
| Property Description | : | Not Applicable |
| Consideration Price (Rs.) | : | |
| First Party | : | NALIN PRABHAT |
| Second Party | : | Not Applicable |
| Stamp Duty Paid By | : | NALIN PRABHAT |
| Stamp Duty Amount(Rs.) | : | 10 (Ten only) |

NOTARIAL NOTARIAL

NOTARY S K SHUKLA Advocate & Notary 1/17, Gandhi Nagar Lucknow GOVT. OF U.P. INDIA

Please write or type below this line

NOTARY S K SHUKLA Advocate & Notary 1/17, Gandhi Nagar Lucknow GOVT. OF U.P. INDIA

**FORM'B'**

**[See rule 3 (4)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nalin Prabhat Partner M/s SHREEYA BUILDERS AND DEVELOPERS** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/11/2025.

S.K. SHUKLA 24/12/25 Advocate & Notary L N - 1/17, Gandhi Nagar

NALIN PRABHAT NALIN PRABHAT NALIN PRABHAT

I, **Nalin Prabhat Partner M/s Shreeya Builders and Developers** promoter of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

   OR

   Shreeya Builders and developers Have /has a legal title to the land on which the development of the proposed project is to be carried out

   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.

   *OR*

   That details of encumbrances N. A. including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 01/01/2029

4. That seventy per cent of the amounts realised 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 I / 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 incompliance with the proportion to the percentage of completion of the project.

NOTARY S.K. SHUKLA Advocate & Notary 1/17, Gandhi Nagar Lucknow GOVT. OF U.P. INDIA

24/12/25

S.K. SHUKLA Advocate & Notary Gandhi Nagar

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

9. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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 this day of 24th December, 2025

NOTARY
S.K. SHUKLA
Advocate & Notary
1/17, Gandhi Nagar
Lucknow
GOVT. OF U.P. INDIA

**Deponent**

SWORN AND VERIFIED
BEFORE ME
24/12/25
S.K. SHUKLA
Advocate & Notary
I.N. - 1/17, Gandhi Nagar
LUCKNOW

I Know & Identify the above named Executant who has have signed in my before me.