



INDIA NON JUDICIAL



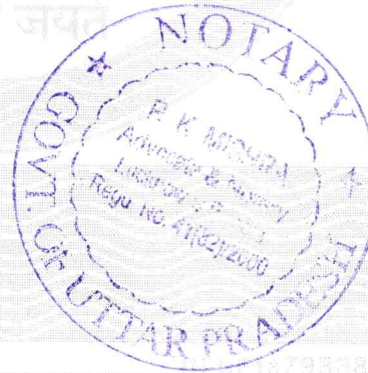
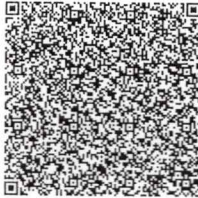
Government of Uttar Pradesh

IN-UP13793384502512W

e-Stamp



Certificate No. : IN-UP13793384502512W
Certificate Issued Date : 02-Apr-2024 04:57 PM
Account Reference : NEWIMPACC (SV)/ up14251904/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1425190423717964987820W
Purchased by : MS PRESTIGIA DEVELOPERS LLP
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : MS PRESTIGIA DEVELOPERS LLP
Second Party : Not Applicable
Stamp Duty Paid By : MS PRESTIGIA DEVELOPERS LLP
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



**Protorma/Annexure
Attached**

R. K. MISHRA
Advocate & Notary
Lucknow U.P. India
Regd. No. 41(82)/2000

Statutory Alert:

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

e-stamp No - IN-UP1379 33 84502512W

FORM 'B'
[See rule3 (4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mohammed Abdullah Mushtaq** (Designated Partner) duly authorized by the Prestigia Developers LLP (promoter) of the proposed project "**Prestigia**".

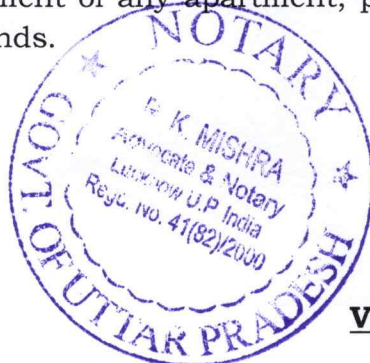
I, **Mohammed Abdullah Mushtaq** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That promoter has a legally valid authentication of title of project land along with an authenticated copy of the agreement between landowner and promoter for development of the real estate project which is enclosed along with the application for registration.
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 26-02-2029.
4. That seventy per cent 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,

R. K. MISHRA
Advocate & Notary
Lucknow U.P. India
Regd. No. 41(82)/2000

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 approvals 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.



Verification

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

PRESTIGIA DEVELOPERS LLP
[Signature]
Authorised Signatory
Deponent

PRESTIGIA DEVELOPERS LLP
[Signature]
Authorised Signatory
Deponent

Verified by me at Lucknow on 02.04.2024

READ & VERIFIED
BEFORE ME

[Signature]
R. K. MISHRA
Advocate & Notary
Lucknow, U.P. India
Regd. No. 41(82)/2000

I identify the deponent/executant
who has/have Signed/TI before me