

INDIA NON JUDICIAL



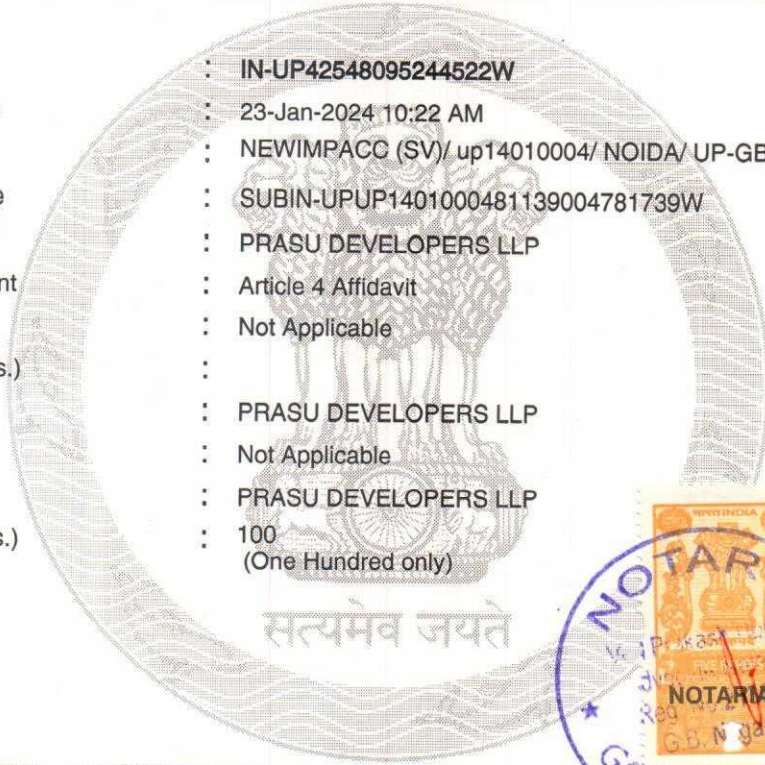
IN-UP42548095244522W

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP42548095244522W
Certificate Issued Date	: 23-Jan-2024 10:22 AM
Account Reference	: NEWIMPACC (SV)/ up14010004/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1401000481139004781739W
Purchased by	: PRASU DEVELOPERS LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PRASU DEVELOPERS LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: PRASU DEVELOPERS LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



₹100

IN-UP42548095244522W

Please write or type below this line

This stamp paper is an integral part of Form-B (Affidavit cum Declaration) of Project SKA Destiny One Promoted by Prasu Developers LLP.

For PRASU DEVELOPERS LLP

Designated Partner

Statutory Alert:

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

FORM 'B' [See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lalit Narayan Jha promoter of the proposed project SKA DESTINY ONE duly authorized by the promoter of the proposed project, vide their authorization dated 22/01/2024.

I, Lalit Narayan Jha duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter Prasu Developers LLP has a legal title to the land on which the development of the project SKA DESTINY ONE is proposed. We are constructing 3 towers as per following details.

S.N	TOWER	NO.OF FLAT/SHOP
1	ALPHA	133
2	BETA	256
3	GAMMA	256
4	COMMERCIAL	40
	Total	685

2. That the land is free from all encumbrances as on date and full dues of GNIDA has been paid.
3. That the time period within which the project shall be completed by promoter by January-2029.
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in ICICI Bank a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

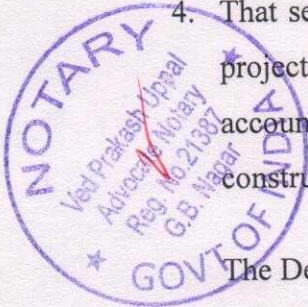
The Details are as under: -

Title of Account:- Prasu Developers LLP Rera Separate account for SKA Destiny One

Account no:- 025405007192
IFSC Code:- ICIC0000254
Alpha Sector, Greater Noida,U.P

For PRASU DEVELOPERS LLP

Designated Partner



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 will 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, as the case may be, on any grounds.

For PRASU DEVELOPERS LLP
Deponent
Designated Partner

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 29rd day of February 2024.



ATTESTED
Ved Prakash Uppal
Advocate Notary
Reg. No. 21387
G.B. Nagar

For PRASU DEVELOPERS LLP
Deponent
Designated Partner