

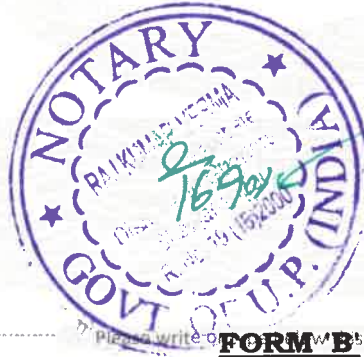


e-Stamp

सत्यमेव जयते

Signature: *Shubham Gupta* Lic No. 92/21
 ACC Name: Shubham Gupta
 ACC Code: UP14698504
 ACC Address: Judges Court
 Mobile No.: 8896099351
 Dist.: Sadar, Shahjahanpur

Certificate No. : IN-UP46309470834475X
 Certificate Issued Date : 16-Sep-2025 04:24 PM
 Account Reference : NEWIMPACC (SV)/ up14698504/ SHAHJAHANPUR SADAR/ UP-SJH
 Unique Doc. Reference : SUBIN-UPUP1469850490074768039803X
 Purchased by : RCTD DEVELOPERS
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : RCTD DEVELOPERS
 Second Party : Not Applicable
 Stamp Duty Paid By : RCTD DEVELOPERS
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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 Mr. Pramod Kumar Agarwal (Partner) duly authorized by the M/s RCTD Developers (promoter) of the proposed project "Royal Estate Extension".

I, Mr. Pramod Kumar Agarwal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That landowners have the legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the real estate project which is enclosed with the application of registration.
2. That the said land is free from all encumbrances.

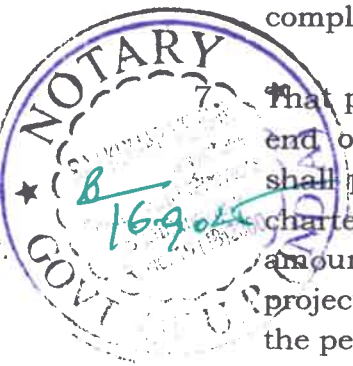
Statutory Alert:

- 1 The authenticity of this Stamp certificate should be checked on 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding
- 2 The onus of checking the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 3 In case of any discrepancy please inform the Competent Authority

Raj Kumar Verma
RAJ KUMAR VERMA
 Advocate
 Notary, Judges Court, Shahjahanpur

P. Agarwal

3. That the time period within which the project shall be completed by promoter is 31.12.2029.
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, 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.



Certified that Prasoon Kumar Agarwal
 Who is Identified By [Signature]
 Presented this affidavit before me on
 this 16 day of 9 year 2025
 at [Signature] and confidential the
 contents of this affidavit to be

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 Shahjahanpur on 16.09.2025.

[Signature]
16.9.2025
RAJ KUMAR VERMA
 Advocate
 Notary, Judge's Court, Shahjahanpur

[Signature]
 Deponent

[Signature]
 Deponent
[Signature]
16.9.2025