

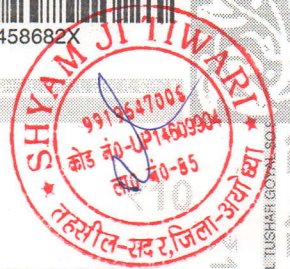


INDIA NON JUDICIAL

Government of Uttar Pradesh

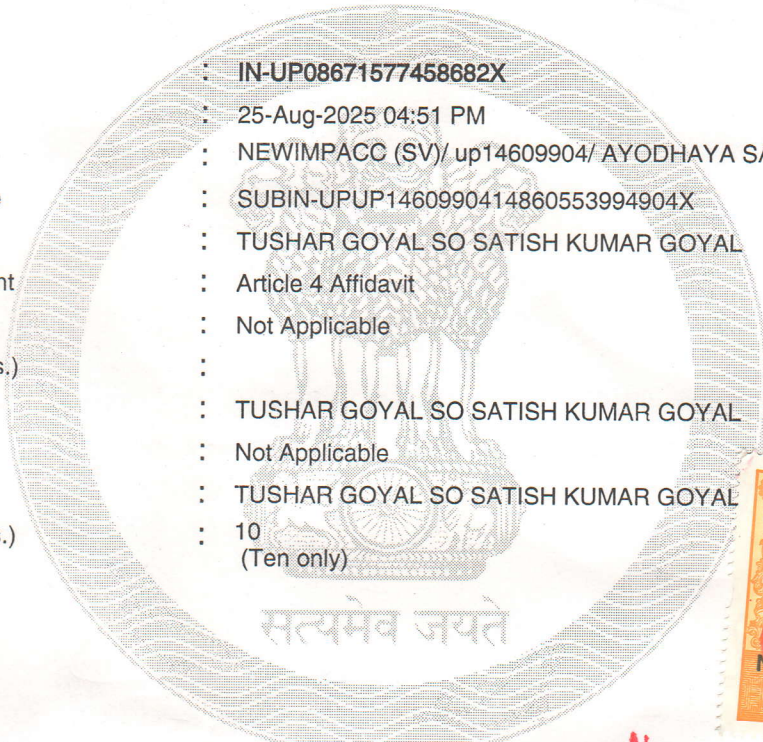
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e-Stamp

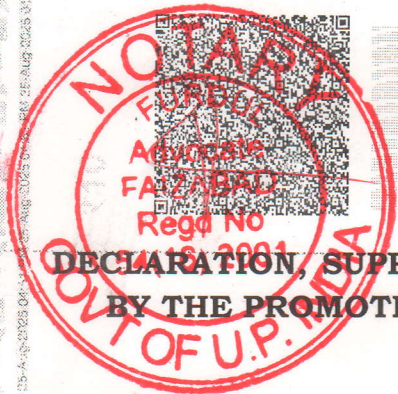


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Certificate No. : IN-UP08671577458682X
 Certificate Issued Date : 25-Aug-2025 04:51 PM
 Account Reference : NEWIMPACC (SV)/ up14609904/ AYODHAYA SADAR/ UP-FZB
 Unique Doc. Reference : SUBIN-UPUP1460990414860553994904X
 Purchased by : TUSHAR GOYAL SO SATISH KUMAR GOYAL
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : TUSHAR GOYAL SO SATISH KUMAR GOYAL
 Second Party : Not Applicable
 Stamp Duty Paid By : TUSHAR GOYAL SO SATISH KUMAR GOYAL
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Notary Stamp Atixed Rs. 10/-



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. Tushar Goyal duly authorized by the Sivanatraj Services India Private Limited (promoter) of the proposed project "Aero Vista City".

I, Mr. Tushar Goyal duly authorized by the promoter of the proposed project do 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 06.08.2029.
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.

Tushar Goyal

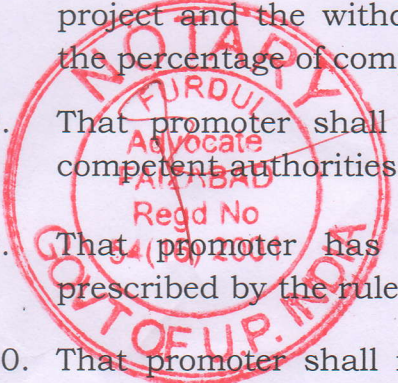
Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
3. The onus of checking the legitimacy is on the users of the certificate

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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.



A. C. Khera
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 Ayodhya on 25.08.2025.

The Deponent Sri...
Identified by Sn... *A. C. Khera*
Deponent
SWORN AND VERIFIED BEFORE ME
28/08/25
NOTARY