



INDIA NON JUDICIAL



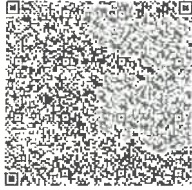
IN-UP33194573331885X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP33194573331885X
 Certificate Issued Date : 09-Sep-2025 12:21 PM
 Account Reference : NEWIMPACC (SV)/ up14075804/ GHAZIABAD SADAR/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1407580463845469996714X
 Purchased by : R AND R TECH MACH LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : R AND R TECH MACH LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : R AND R TECH MACH LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

THIS STAMP PAPER IS AN INTEGRAL PART OF FORM 'B' (AFFIDAVIT CUM DECLARATION) EXECUTED BY SHRI. ASHOK KUMAR DUGAR, AUTHORISED BY THE PROMOTER PURSUANT TO BOARD RESOLUTION DATED 09.07.2025



For R and R Tech Mach Limited

Authorised Signatory

Signatory's Alert

1. The authenticity of the Stamp certificate should be verified at www.e-stamp.com or using e-Stamp Mobile App of Stock Holding Company of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The cost of verifying the authenticity is on the users of the certificate.
3. In case of any discrepancy please inform the Company's Authority.



FORM 'B'
(AFFIDAVIT CUM DECLARATION)

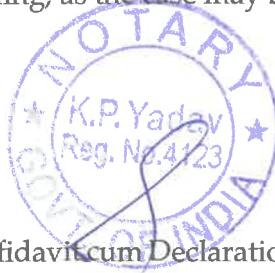
Affidavit cum Declaration of Mr. Ashok Kumar Dugar, duly authorized by the Promoter of the proposed project "Ithum Heights Phase 2", situated on Plot No. A-16 in Sector 62, District Gautam Budh Nagar, Uttar Pradesh -201309, duly authorized by the promoter of the proposed project M/s R and R Tech Mach Limited, vide its/his/their authorization dated 09.07.2025, do hereby solemnly declare, undertake and state as under:

1. That promoter M/s R and R Tech Mach Limited 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 me/promoter is by 07.07.2030.
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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
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.

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 NOIDA on this day of 09th September 2025.



ATTESTED
K.P. YADAV
NOTARY PUBLIC
19 SEP 2025

For R and R Tech Mach Limited
Ashok Kumar Dugar
Deponent
Authorised Signatory

For R and R Tech Mach Limited
Ashok Kumar Dugar
Deponent
Authorised Signatory