

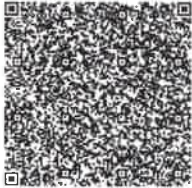


Government of Uttar Pradesh

e-Stamp

Signature: *Shubham Gupta* Lic No. 92/21
 ACC Name: Shubham Gupta
 ACC Code: UP14098504
 ACC Address: Judges Court
 Mobile No.: 8896569361
 T-2, Dist.: Sadar, Shahjahanpur

Certificate No. : IN-UP4631179449206X
 Certificate Issued Date : 16-Sep-2025 04:25 PM
 Account Reference : NEWIMPACC (SV)/ up14698504/ SHAHJAHANPUR SADAR/ UP-SJH
 Unique Doc. Reference : SUBIN-UPUP1469850490072294566451X
 Purchased by : SPKN AND SONS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SPKN AND SONS PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : SPKN AND SONS PVT LTD
 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. Shyam Agarwal (Director) duly authorized by the M/s SPKN and Sons Private Limited (promoter) of the proposed project "Royal Estate Phase 1".

I, Mr. Shyam Agarwal 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 to be carried out.
2. That the said land is free from all encumbrances.

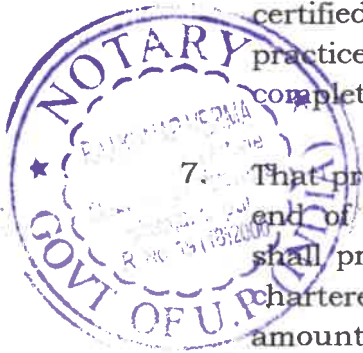
16-9-25
KAJ KUMAR VERMA
 Advocate

Statutory Alert:

1. The authenticity of the e-Stamp 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.
3. In case of any discrepancy please inform the Competent Authority

Shyam

3. That the time period within which the project shall be completed by promoter is 08.12.2029.
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 Shyam Agarwal
 Who is Identified By 2 Ramesh
 Presented this affidavit before me on
 this 16 day of 9 year 2025
 at Shahjahanpur 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.

16.9.25
RAJ KUMAR VERMA
 Advocate
 Notary, Judge's Court, Shahjahanpur


 Deponent


 Deponent
 Shyam Agarwal
 16.9.25