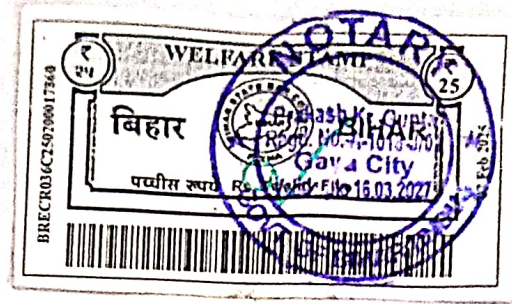


FORM 'B'



[See rule 3/4]
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-declaration

AFFIDAVIT CUM DECLARATION OF SRI SATYENDRA KUMAR (ADHAAR NO -794469702682) DIRECTOR OF VASTU VASTAYA BUILDER PRIVATE LIMITED FOR THE PROJECT " GRAND ARCADE" DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT VIDE ITS AUTHORIZED DATE:-

I SRI SATYENDRA KUMAR (PROMOTER OF THE PROJECT DULY AUTHORIZED BY THE PROMOTER OF THE PROJECT) DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER VASTU VASTAYA DEVELOPER PRIVATE LIMITED" PROJECT SHALL BE COMPLETED IN 31/03/2031.

1. THAT PROMOTER AND LAND OWNERS NAMELY 1. AMOD KUMAR, AGED ABOUT 73 YEARS, S/O- LATE GOPAL PRASAD, RESIDENT OF D-163, MANDVI MARG, HANUMAN NAGAR, VAISHALI NAGAR, RAJASTHAN-302021, HAVING AADHAR NO 5468157893811 AND PAN NO ABEPK5587H, DISTRICT- JAIPUR (RAJASTHAN). 2. PRAMOD KUMAR AGED ABOUT 73 YEAR, S/O LATE GOPAL PRASAD, RESIDENT OF RESIDENT OF D-162, MANDVI MARG, HANUMAN NAGAR, VAISHALI NAGAR HAVING AADHAR NO 379002441847, AND PAN NO AFSPK6179D DISTRICT- JAIPUR (RAJASTHAN). 3. PRADEEP KUMAR AGED ABOUT 69 YEARS, S/O LATE GOPAL PRASAD, RESIDENT OF MESCO KATARI HILL ROAD, GAYA, P.S RAMPUR TOWN HAVING AADHAR NO 970258734114 AND PAN NO AEIK2977E DISTRICT- GAYA (BIHAR). 4. ALOK KUMAR AGED ABOUT 66 YEARS, S/O LATE GOPAL PRASAD, RESIDENT OF D-161, MANDVI MARG, HANUMAN NAGAR, VAISHALI NAGAR HAVING AADHAR NO 400654934028 AND PAN NO ABFPK3962K DISTRICT- JAIPUR (RAJASTHAN). 5. SANTOSH KUMAR YADAV AGED ABOUT 64 YEARS, S/O LATE GOPAL PRASAD, RESIDENT OF 45, SURENDRAPAL COLONY, NEW SANGANER ROAD SODALA, HAVING AADHAR NO 622457792651 AND PAN NO AFDPK2295P, DISTRICT- JAIPUR (RAJASTHAN). HAS A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROJECT AS PROPOSED A LEGALLY VALID AUTHENTICATION OF TITLE OF SUCH LAND ALONG WITH AN AUTHENTICATED COPY OF THE AGREEMENT BETWEEN SUCH OWNER AND PROMOTER FOR DEVELOPMENT OF THE REAL ESTATE PROJECT IS ENCLOSED HERE WITH.

2. THAT THE SAID LAND IS FREE FROM ALLENCUMBRANCES.

3. THAT THE TIME PERIOD WITHIN WHICH THE PROJECT SHALL BE COMPLETED BY THE PROMOTER IS-31/03/2031.

4. THAT SEVENTY PER CENT, OF THE AMOUNT REALIZED BY THE 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 COVERT THE COST OF CONSTRUCTION AND THE LAND COST AND SHALL BE USED ONLY FOR THAT PURPOSE.

5. THAT THE AMOUNT FORMS THE SEPARATE ACCOUNT, TO COVER THE COST OF THE PROJECT, SHALL BE WITHDRAWN BY THE PROMOTER IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.



6 .THAT THE AMOUNT FORM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN BY THE PROMOTER AFTER IT IS CERTIFIED BY AN ENGINEER AND ARCHITECT AND A CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWAL IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

7. THAT THE PROMOTER SHALL GET THE ACCOUNT AUDITED WITHIN SIX MONTH AFTER THE END OF EVERY FINANCIAL YEAR BY THE CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE A STATEMENT OF ACCOUNT DULY CERTIFIED AND SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT THAT THE MONTH COLLECTED FOR A PARTICULAR PROJECT HAVE BEEN UTILIZED FOR THE PROJECT AND THE WITHDRAWAL HAS BEEN IT COMPLIANCE WITH THE PROPORTION TO HE PERCENTAGE OF COMPLETION OF THE PROJECT.

8 .THAT THE PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME, FROM THE COMPETENT AUTHORITIES.

9 THAT THE PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE ACT AND THE RULES AND REGULATION MADE THERE UNDER.

10. THAT THE PROMOTER SHALL NOT DISCRIMINATED AGAINST AT THE TIME OF ALLOTMENT OF ANY APARTMENTS, PLOT OR BUILDING AS THE CASE MAY BE.

Authorised
U/S 8 of the Notaries Act 1952
U/S 130 of C.P.C 1908
U/S 297 of Cr. P.C 1973
U/S 85 Of Evidence Act 1872
U/S 2(2) of Power of Attorney Act 1882

VERIFICATION

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR

DIRECTOR
DEPONENT

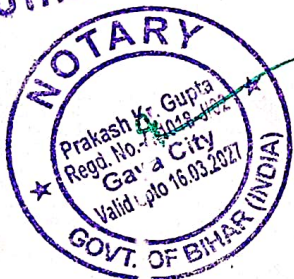
THE CONTENT OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE AND CORRECT AND NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FORM.
VERIFIED BY MEAT.....ON THIS.....DAY OF.....

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR

DIRECTOR
DEPONENT

AUTHENTICATED BY



Book No. 24 Sl. No. 172 Date 22/08/25
Solemnly affirmed before me

Notary, Gaya (Bihar)

Identify the Deponent Executent who has Signed in my Presence

22/8/25