



INDIA NON JUDICIAL



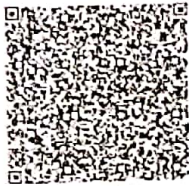
Government of Uttar Pradesh

IN-UP00099870132472X

e-Stamp

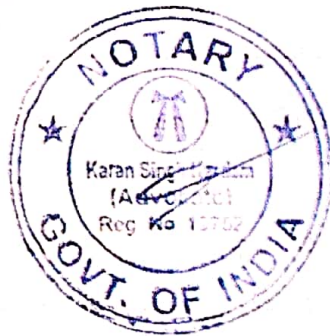
Signature
ACC Name: RAJKUMAR ACC Code: UP140054
ACC ADD: NOIDA, Mob: 9790758046
Licence No. 172/2018, Tehsil & Distric. G. B. Nagar

Certificate No. : IN-UP00099870132472X
 Certificate Issued Date : 16-Dec-2025 11:36 AM
 Account Reference : NEWIMPACC (SV)/ up14005404/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400540496856666365945X
 Purchased by : AURIKA PROJECTS LLP
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AURIKA PROJECTS LLP
 Second Party : UP RERA
 Stamp Duty Paid By : AURIKA PROJECTS LLP
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

This stamp paper forms an integral part of the attached affidavit executed by Aurika Projects LLP.



AURIKA PROJECTS LLP
Karan Singh
Auth Signatory

Statutory Alert


1. The authenticity of the Stamp certificate should be verified at www.indiaStamp.com or using e-Stamp Mobile App of Stock Ho and any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
2. The duty of checking the legitimacy of the stamp is the duty of the user.
3. In case of any discrepancy, please inform the Competent Authority.

AFFIDAVIT

I, **Prasoon Chauhan** aged about 48 years, **Designated Partner** of **Aurika Projects LLP**, having its registered office at Unit No: 1101, 11th Floor, Gulshan One29, Sector-129, Noida, Uttar Pradesh- 201304 do hereby solemnly affirm and state as under:

1. That I am the authorised signatory of the Company and competent to swear this affidavit.
2. That the Company has purchased land situated at **Bareilly** through a valid and registered chain of Sale Deeds and is in lawful ownership and physical possession of the said land.
3. That as per the registered Sale Deed executed in favour of the Company, the total land area measures **21,619 sq. mtr.**
4. That as per the updated Khatauni records, the total land area is reflected as **21,617 sq. mtr.**, resulting in a minor difference of **approximately 2 sq. mtr.**
5. That the said difference has occurred due to **rounding-off and unit conversion** between Sale Deed records (sq. mtr.) and revenue records (hectares).
6. That the difference is purely clerical in nature and does not affect the **ownership, possession, or physical boundaries** of the land.
7. That the Company is in **actual and undisputed possession of the entire land admeasuring 21,619 sq. mtr.**
8. That there is **no dispute or third-party claim** over the said land.
9. That this affidavit is submitted to **UP-RERA** for reconciliation of the minor area variation for project registration.

AURIKA PROJECTS LLP


Auth Signatory

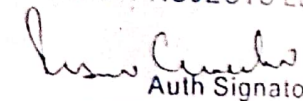
DEPONENT

VERIFICATION

I verify that the contents of this affidavit are true and correct to my knowledge and belief.

Verified at December 16, 2025 at Noida.

AURIKA PROJECTS LLP


Auth Signatory

DEPONENT



ATTESTED
Karan Singh Kardam
Notary Advocate
Reg. No. 19752
Govt. of India



To,

Uttar Pradesh Real Estate Regulatory Authority (UP-RERA)
Naveen Bhavan, Rajya NiyojanSansthan, Kala Kankar House,
Old Hyderabad, Lucknow – 226007

Subject: Reconciliation of Area Difference Between Sale Deed Chain and Khatauni Records

Sub: Clarification and reconciliation of minor area variation of ~2 sq. mtr.

Dear Sir/Madam,

We hereby submit the reconciliation statement regarding the minor difference observed between the **total land area as per the Sale Deed chain** and the **land area recorded in the updated Khatauni**.

1. Total land area as per registered Sale Deed chain executed in our favour: 21,619 sq. mtr.
2. Total land area as per updated Khatauni records: 21,617 sq. mtr.
3. Difference: Approximately 2 sq. mtr.

S.No.	Khasra Number	Area as per Khatauni (Hectare)	Area as per Sale Deed (Hectare)	Sale Deed No.
1	234 (P)	1.0269	1.0271	14606
2	234 (P)			15826
4	233 (P)	0.9458	0.9458	14606
5	235	0.1890	0.1890	14606
Total Area		2.1617	2.1619	

Reason for Difference: The minor variation of approx. 2 sq. mtr. arises from **rounding-off and consolidation of area figures** in different revenue records.

- The area mentioned in Sale Deeds is recorded directly in **square metres**, based on plot-wise measurements at the time of each transaction in the chain.
- Khatauni, however, records land area in **hectares**, and the conversion to square metres involves rounding at multiple entries, especially where several Khasra numbers are combined.
- When these individual rounded-off hectare figures are aggregated, a marginal variance of 1–2 sq. mtr. emerges, which is purely mathematical and does not affect the physical possession or boundaries on ground.

AURIKA PROJECTS LLP

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Possession Status: We confirm that we are in **physical possession of the entire 21,619 sq. mtr.** of land as per the registered Sale Deed executed in our favour. There is **no dispute, encroachment, or variation on ground.**

Conclusion: The difference of **approx. 2 sq. mtr.** is only due to **rounding-off in unit conversion** between revenue records (hectares ↔ sq. mtr.) and does not represent any physical or legal discrepancy in the land owned or possessed by us.

We request the Authority to kindly consider this reconciliation and accept the Sale Deed area of **21,619 sq. mtr.** as the correct and binding extent for project registration.

Thank You,
Yours sincerely,

AURIKA PROJECTS LLP


Auth Signatory

Praseon Chauhan

Designated Partner- Aurika Projects LLP

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