

AVORA BUILDERS PVT. LTD

सेवा में,

CIN: U68100DL2025PTC455325

दिनांक-11.05.2026

श्रीमान तकनीकी सलाहकार,
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ, उत्तर प्रदेश, पिन-226007

विषय- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ.प्र. रेरा) में परियोजना KB Central आवेदन आई0डी0 नं0 ID 1997347 के पंजीयन के संबंध में।

महोदय,

उपरोक्त विषयक आवेदन के क्रम में अपने पत्र संख्या 0705265 / यू.पी.रेरा / परि0पंजी0 / 2026-27 दिनांकित-07.05.2026 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से आपने उक्त पंजीयन आवेदन में पाई गई कमियों से अवगत कराते हुए, प्रमोटर कम्पनी को उक्त कमियों को दूर करने का निर्देश दिया है, इस संबंध में प्रमोटर कम्पनी द्वारा निम्न आख्या प्रेषित है :-

1. यह कि प्रमोटर कम्पनी द्वारा Parent Company AVG Unique Infra Home Pvt. Ltd. की वित्तीय वर्ष 2024-25 की Balance Sheet यू0पी0 रेरा पोर्टल पर अपलोड कर दी गई है।

यह कि प्रमोटर कम्पनी द्वारा परियोजना में विकसित की जाने वाली संपत्तियों के विक्रय हेतु आज दिनांक तक कोई Real Estate Agent(s) नियुक्त नहीं किया है, यदि भविष्य में किसी Real Estate Agent(s) को नियुक्त किया जाता है तो प्रमोटर कम्पनी द्वारा उसका विवरण माननीय यू0पी0 रेरा को उपलब्ध करा दिया जाएगा।

2. यह कि CA. Certificate की Row 3A(a) के अंतर्गत Cost of Services को अंकित कर, संशोधित CA. Certificate को यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है। (संलग्नक-1)

यह कि Interest cost अंकेन रूपए 4,000 lakhs का clarification देते हुए CA. Certificate को यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है। (संलग्नक-2)

यह कि Architect Certificate की Table B के अंतर्गत Common Facilities से संबंधित समस्त कार्य परियोजना के Tower से संबंधित कार्य पूर्ण हो जाने के पश्चात ही प्रारंभ किए जाते हैं एवं उक्त समस्त कार्य एक साथ ही शुरू होते हैं तथा उक्त सभी कार्य समानान्तर चलते रहते हैं।

यह कि Electricity Supply Plan के अंतर्गत source of electricity को अंकित करते हुए, उक्त को पुनः यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है।

यह कि Water Supply Plan की स्पष्ट प्रति यू0पी0 रेरा पोर्टल पर अपलोड कर दी गई है।

यह कि Fire NOC को यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है।

For AVORA BUILDERS PVT. LTD.



Director

3. यह कि विषयक परियोजना के लीज होल्ड भू-खण्ड का आवंटन ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण (GNIDA) द्वारा दिनांक 30.07.2025 को किया गया था एवं उक्त आवंटन के पश्चात प्रमोटर कम्पनी द्वारा उक्त भू-खण्ड की आवंटन की शर्तों के अनुसार भू-खण्ड के सापेक्ष 40 प्रतिशत धनराशि का भुगतान 18.09.2025 तक ही कर दिया गया था तथा शेष 60 प्रतिशत धनराशि का भुगतान 6 छमाही किश्तों में किया जाना है।

तत्पश्चात उक्त भू-खण्ड की लीज डीड का निष्पादन GNIDA द्वारा प्रमोटर कम्पनी के पक्ष में दिनांक 04.12.2025 को किया गया। उक्त भू-खण्ड की लीज डीड हो जाने के पश्चात प्रमोटर कम्पनी द्वारा आवश्यक अनापत्ति प्रमाण पत्रों (NOCs) को प्राप्त करते हुए प्रस्तावित परियोजना के मानचित्रों की स्वीकृति का आवेदन GNIDA में किया गया तथा GNIDA द्वारा मानचित्रों की स्वीकृति 21.04.2026 को प्रदान की गई।

उक्त प्रक्रियाओं के पूर्ण होने के दौरान ही भू-खण्ड की प्रथम किश्त दिनांक 30.01.2026 को देय हो गई थी तथा प्रथम किश्त रूपए 14,67,49,781 दिनांकित 30.01.2026 के संबंध में अंकेन रूपए 5,00,00,000 (पाँच करोड.) का भुगतान प्रमोटर कम्पनी द्वारा दिनांक-09.05.2026 तक कर दिया गया है एवं शेष राशि रूपए 9,67,49,781 का भुगतान उक्त परियोजना का पंजीयन प्राप्त होने के पश्चात दिनांक-31.07.2026 तक ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण (GNIDA) के पक्ष में कर दिया जाएगा। उक्त भुगतान के चालान की प्रति एवं इस आशय का शपथ पत्र (मूल प्रति) इस पत्र के साथ संलग्न कर आपके सुलभ संदर्भ हेतु प्रेषित किया जा रहा है। (संलग्नक-3)

यह कि Lease Deed की बिंदु संख्या 8 के संबंध में आपको यह अवगत कराना है कि, उक्त बिंदु में जिस Escrow Account को वर्णित किया गया है, वह परियोजना हेतु खोला गया Collection Account (100%) है, जिसमें प्रस्तावित आवंटियों से प्राप्त होने वाली 100 प्रतिशत धनराशि जमा होती है।

यहां यह कहना भी प्रासंगिक हो जाता है कि, प्रमोटर कम्पनी द्वारा किसी भी प्रकार से Collection Account (100%) एवं Separate Account (70%) पर कोई भी Lien, Mortgage सृजित नहीं किया गया है एवं जिसके संबंध में प्रमोटर कम्पनी द्वारा इस आशय का एक शपथ-पत्र यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है तथा इसकी मूल प्रति माननीय यू0पी0 रेरा को प्रेषित की जा रही है। (संलग्नक-4)

For AVORA BUILDERS PVT. LTD.



Director


4. यह कि Ground Floor पर Inventory की संख्या 176 है तथा 1st Floor पर Inventory की संख्या 175 है, जो कि स्वीकृत मानचित्र में भी अंकित है तथा उक्त को ही यू0पी0 रेरा पोर्टल पर भी अंकित किया गया है, तत्कम में List of Inventory इस पत्र के साथ संलग्नित कर प्रेषित की जा रही है।
(संलग्नक-5)

अतः आपसे निवेदन है कि, कृपया विषयक आवेदन पर अग्रतर कार्यवाही करते हुए परियोजना का पंजीयन जारी करने की कृपा करें।

सधन्यवाद।

Avora Builders Pvt. Ltd.

For AVORA BUILDERS PVT. LTD.


(आशीष कुमार गुप्ता) Director
(निदेशक)

Mobile No.- 9871650001

Email id- groupavora@gmail.com

संलग्नक-उपरोक्तानुसार।



Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.- GJA/2026/047

Date:- 09.05.2026

Information as on 21.04.2026

Certification work Assigned vide letter No.- NIL Dated 22.04.2026

Subject: Certificate of amount incurred on KB Central , RERA Registration No.- (Applied) for Acquisition and Development of land and/or Construction of 1 No. Commercial Building situated on Plot No. SLC-4, Sector -CHI-PHI EXTN, Greater NOIDA, demarcated by its boundaries (latitude and longitude of the end-points (28.438738,77.522221, 28.436436, 77.521796, 28.437944, 77.522463, 28.436451, 77.521792) to the North, to the South, to the East to the Greater Noida, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority Greater Noida Industrial Development Authority, District Gautam Buddha Nagar, PIN 201310, admeasuring 15,448.50 Sq. Meters, being developed by Avora Builders Private Limited [UPRERAPRM457952], having Separate Bank A/c No.'50200119070707, ABPL Separate Bank Account for KB Central, Bank Name- HDFC Bank Limited.

PART-A

S.No.	Particulars	Rs.in lacs	Rs. In lacs	Rs. In lacs	Rs. In lacs
		Total Estimated Cost	Amount incurred till last quarter	Amount incurred during the quarter	Amount incurred till now
1	2	3	4	5	6
1	Land Cost				
	(a) Acquisition cost of land and legal costs on land transaction:				
	(a.1) For Project Estimation Purpose				
	i - In case of acquisition through Purchase, actual purchase price or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	21,862	5,652	0	5,652
	ii - In case of acquisition through Joint Development Agreement with land owner, the consideration as specified in the Joint Development Agreement or the DM Circle Rate on the date of application of registration in U.P. RERA, whichever is higher.	0	0	0	0
	iii - In case of inherited /gifted/ through will, the cost of land shall be as per the DM circle rate on the date of application of registration of project in U.P. RERA.	0	0	0	0
	TOTAL OF LAND COST - For Project Estimation Purpose	21,862	5,652	0	5,652
	(a.2) For Purpose of % Completion of the project and Withdrawal from Separate Account				
	i - In case of acquisition through Purchase, the actual purchase price will be considered.	21,862	5,652	0	5,652
	ii - In case of acquisition through Joint Development Agreement with land owner, the cost of land shall be the actual cost incurred by the landowner	0.00	0.00	0.00	0.00
	iii - In case of inherited /gifted/ through will, the cost of land shall not be considered as there was no acquisition cost incurred by the promoter.	0	0	0	0
	TOTAL OF LAND COST - For % completion and withdrawal purpose	21,862	5,652	0.00	5,652

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Form-REG-3

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(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.- GJA/2026/047

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PART-A

S.No.	Particulars	Rs. in lacs Total Estimated Cost	Rs. In lacs Amount incurred till last quarter	Rs. In lacs Amount incurred during the quarter	Rs. In lacs Amount incurred till now
1	2	3	4	5	6
	(b) Amount payable to obtain development rights, additional FAR and/or any other work under the provisions of Local Authority or State Government or Statutory Authority, if any;	0	0	0	0
	(c) Amounts payable to State Government or Competent Authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	0	0	0	0
	(d) Interest (Other than Penal Interest and Penalties etc.) a) paid to Financial Institution, Scheduled Banks, NBFC on loan/ borrowing provided such loan/ borrowing has been utilised for purchase of land b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR) provided such loan has been utilised for purchase of land c) paid to the Competent Authority for acquisition of land	0	0	0	0
	TOTAL OF LAND COST				
1A	- For Project Estimation Purpose i.e. a.1+ b+c+d	21,862	0	0	0
1B	- For Withdrawal Purpose i.e. a.2+ b+c+d	21,862	5,652	0.00	5,652
2	Project Clearance Fees				
	(a) Fees paid to RERA	0	0	0	0
	(b) Fees paid to Local Authority	650	61	0	61
	(c) Consultant/Architect Fees (directly attributable to project)	0	0	0	0
	(d) Any other (specify)	0	0	0	0
	TOTAL OF FEES PAID	650	61	0	61
3A	Cost of Construction and Development				
	(a) Cost of services (water, electricity to construction site), Site Overheads;	2,118	0	0	0
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	0	0	0	0
	(c) Cost of materials actually purchased;	13,419	0	0	0
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	0	0	0	0
	<i>Total of Construction and Development Cost (sum of (a) to (d) of 3A)</i>	15,537	0	0	0
	<i>Cost of Construction and Development incurred (the amount as reported in Row 4 of the latest Engineer's Certificate i.e. REG-2)</i>	15,537	0	0	0
3B	<i>Total Construction and Development Cost (Lower of 3A and 3B.)</i>		0	0	0
3C	<i>Interest on loan/ borrowing (Other than Penal Interest and Penalties etc.) provided such loan/ borrowing has been utilised for construction of this project</i>				
	a) paid to Financial Institution, Scheduled Banks, NBFC and b) paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)"	4,000	0	0	0
	TOTAL CONSTRUCTION AND DEVELOPMENT COST (S No. 3C + S No. 3D)	19,537	0	0	0
4	TOTAL COST OF PROJECT				
4A	- For Project Estimation Purpose (S No. 1A + S No. 2 + S No. 3E)	42,050			
4B	- For % completion of the project and withdrawal purpose (S No. 1B + S No. 2 + S No. 3E)	42,050	5,713	0	5,713



5	Percentage completion of Construction & Development Work completed as per latest REG-2 i.e. (Amount in Row 4 of REG-2 / Amount in Row 3 of REG-2) x100	0%
6	Percentage completion of the Project (Proportionate cost incurred on the project to the total estimated cost) (Col.6 of S No. 4B / Col.3 of S No. 4B)	14%
7	Total amount received from allottees till date since Inception of the Project	0
8	70% Amount to be deposited in Separate Account (70%*S No. 7)	0
9	Loan sanctioned for the project till date (secured and unsecured both)	0
10	Loan disbursed for the project till date (secured and unsecured both)	0
11	Interest on deposits (flexi facility) credited to the Separate account	0
12	Total amount to be credited in the Separate Account till date (S No. 8 + S No. 10 + S No. 11)	0
13	Cumulative Amount that can be withdrawn from Separate a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of S No. 4B * S No. 6)	5,713
14	70% of the principal amount refunded on account of cancellation of unit (provided 70% of the amount collected was deposited to the Separate Account earlier). (The CA will necessarily ensure that units stand cancelled and if the 70% of the principal amount is to be refunded, the details shall be given in Part B of this Certificate)	0
15	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the Separate Account & the amount already withdrawn towards amount refunded to the allottee(s) towards cancellation of unit(s))	0
16	Computed Balance in Separate A/c as on date: (S No. 12 - S No. 15)	0
17	Actual Balance available in Separate A/c as on 21.04.2026	0
18	Difference between the computed balance and actual balance in Separate A/c (S No. 16 - S No. 17) Should be Nil	0
19	Eligibility for withdrawal (i.e. the amount that can be withdrawn) from the Separate A/c (Minimum of S No. 17 and (S No. 13 + S No. 14 - S No. 15))	5,713
20	Amount to be directly paid to the vendors/ billers/ contractors/ Allottees (in case of refund as per S No. 15 above) as per Part B of this certificate	0
21	Amount that can be finally transferred to the Transaction account (S No. 19 - S No. 20)	5713

This certificate is being issued on specific request of M/s Avora Builders Pvt. Ltd. for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

Note: Based on the information provided by the promoter, I/We certify that the land parcel for this project has not been mortgaged in any other project or for any other type of loans/borrowings.

C.A.Gaurav Agrawal (Proprietor)
(Membership Number- 409153)

Gaurav Jai Agrawal & Associates

Firm Registration Number (024547C)

UDIN: 26409153BCOVMI1599

Email: gaurav.agrawal@gjagroup.co.in

Mobile No. 9718018063

Place : Greater NOIDA

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Form-REG-3

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

(To be submitted at the time of Registration of Project, Withdrawal of Money from Separate Account and Submission of Quarterly Progress Report)

No.- GJA/2026/047

Date:- 09.05.2026

Information as on 21.04.2026

Certification work - Assigned vide letter No. - NIL Dated 22.04.2026

Subject: Certificate of amount incurred on KB Central, RERA Registration No. - (Applied) for Acquisition and Development of land and/or Construction of 1 No. Commercial Building situated on Plot No. SLC-4, Sector -CHI-PHI EXTN, Greater NOIDA, demarcated by its boundaries (latitude and longitude of the end-points (28.438738, 77.522221, 28.436436, 77.521796, 28.437944, 77.522463, 28.436451, 77.521792) to the North, to the South, to the East to the Greater Noida, Tehsil Gautam Buddha Nagar, Competent Authority/Development Authority Greater Noida Industrial Development Authority, District Gautam Buddha Nagar, PIN 201310, admeasuring 15,448.50 Sq. Meters, being developed by Avora Builders Private Limited [UPRERAPRM457952], having Separate Bank A/c No. 50200119070707, ABPL Separate Bank Account for KB Central, Bank Name- HDFC Bank Limited.

PART-B

I/ We also certify that:

Out of the amount reported in Column 6 of S No. 4B above:

- (a) Rs. 5,713 Lacs has been actually spent on the land, construction and development of the project and has not been spent on any item other than the purpose given in Section 4(2)(d) and is, therefore, admissible for withdrawal from the Separate Account.
- Rs. 0.00 Lacs is the amount for which bills/ invoices from the bills/ vendor/ contractor have been received for the work already rendered by them for the land,
- (b) construction and development work of this project and being due for payment are, therefore, admissible for payment from the Separate Account directly to the bills/ vendor/ contractor in their bank account as per the list given below:
- (c) Rs. 0.00 Lacs is the amount pertaining to the refund to be made to the Allottees where allotted units have been cancelled in compliance of U.P. RERA orders for refund to the concerned allottee or for the reason of default by the concerned allottee as per the Agreement For Sale entered into with that allottee.

(in Rs)

S No.	Name of the vendor/ contractor/ Allottee	Amount due	Amount due towards (detail of work)	Bank Name	IFSC	Bank Account No.
1	N.A	N.A	N.A	N.A	N.A	N.A
2	N.A	N.A	N.A	N.A	N.A	N.A
Total		0.00	0.00			

This certificate is being issued on specific request of Avora Builders Private Limited [UPRERAPRM457952] for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

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Date: 2026.05.09
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CA Gaurav Agrawal (Proprietor)

(Membership Number- 409153)

Gaurav Jai Agrawal & Associates

Firm Registration Number (024547C)

UDIN: 26409153BCOVM11599

Email: gaurav.agrawal@gjagroup.co.in

Mobile No. 9718018063

Place: Greater NOIDA



Certificate No.- GJA/2026/048

TO WHOM SO EVER IT MAY CONCERN

This is to certify that Avora Builders Private Limited ("Promoter") has applied for registration of the following Project with the Hon'ble Uttar Pradesh Real Estate Regulatory Authority (UP RERA):

- **KB Central (ID1997347)**

The above said Project is situated at Plot No. SLC-4, Sector Chi Phi Extension, Greater NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310

That for the purpose of construction and development of the Project, the Promoter Company may avail Construction Finance / Term Loan of ₹ 100 Crore from a Scheduled Bank / Financial Institution for a period of four (4) years. Accordingly, an amount of ₹ 40 Crore towards estimated interest/finance cost has been included in the total estimated project cost, calculated at an assumed interest rate of 10% per annum, being the expected rate at which the loan/credit facility may be sanctioned by the Bank / Financial Institution.

That in case Interest amount will be paid on Unsecured Loan(s)- this interest amount will be restricted at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)".

This Certificate has been issued on Specific request of the Promoter Company and it is certified that the above statement is true to the best of my knowledge & has been provided based on documents, records, Management Representation Letter (MRL) produced before me, and clarifications / explanations provided by the Company.

For Gaurav Jai Agrawal & Associates

Chartered Accountants

Firm Regn. No. 024547C

GAURAV
AGRAWAL

Digitally signed by
GAURAV AGRAWAL
Date: 2026.05.09
17:45:54 +05'30'

Gaurav Agrawal

(Proprietor)

Membership No.- 409153

Dated: 09.05.2026

Place: Greater NOIDA

UDIN No.- 26409153FCDAHP1797

शपथ पत्र

समक्ष: उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण, लखनऊ, उ० प्र०।

ओर से: आशीष कुमार गुप्ता बाहैसियत निदेशक Avora Builders Pvt. Ltd. प्रमोटर कम्पनी, प्रस्तावित परियोजना "KB Central" स्थित Plot No. SLC-4, Sector -CHI-PHI EXTN. Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310

मैं आशीष कुमार गुप्ता बाहैसियत निदेशक Avora Builders Pvt. Ltd. पंजीकृत कार्यालय स्थित E 139 A, GF PKT-E, LIG FLAT, NAND NAGRI, GTB ENCLAVE, North East Delhi, Delhi, PIN-110093

शपथपूर्वक निम्न कथन करता हूँ कि:-

1. यह कि मेरा उपरोक्त नाम सही है तथा मैं कम्पनी उपरोक्त में बाहैसियत निदेशक आज दिनांक तक नियुक्त चला आता हूँ।
2. यह कि मैं इस शपथ-पत्र को देने के लिए कम्पनी की ओर से अधिकृत हूँ।
3. यह कि Avora Builders Pvt. Ltd. द्वारा परियोजना KB Central (ID1997347) का विकास भूखण्ड संख्या Plot No. SLC-4, Sector -CHI-PHI EXTN. Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310 पर किया जाना प्रस्तावित है।

यह कि उक्त परियोजना के पंजीयन हेतु कम्पनी उपरोक्त द्वारा उ०प्र० भू-संपदा विनियामक प्राधिकरण के समक्ष आवेदन (ID1997347) प्रेषित किया गया है।



For AVORA BUILDERS PVT. LTD.


Director

5. यह कि उक्त आवेदन के संबंध में माननीय यू0पी0 रेरा के पत्र संख्या 0705265/यू.पी. रेरा/परि0पंजी0/2026-27 दिनांकित 07.05.2026 में भूखण्ड की किश्त के सापेक्ष मांगे गए स्पष्टीकरण के संबंध में प्रमोटर कम्पनी यह कथन करती है कि, प्रमोटर कम्पनी द्वारा परियोजना के उपरोक्त भूखण्ड के सापेक्ष देय प्रथम किश्त रूपए 14,67,49,781 दिनांकित 30.01.2026 के संबंध में अंकेन रूपए 5,00,00,000 का भुगतान दिनांक-09.05.2026 तक कर दिया गया है एवं शेष राशि रूपए 9,67,49,781 का भुगतान उक्त परियोजना का पंजीयन प्राप्त होने के पश्चात दिनांक-31.07.2026 तक ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण (GNIDA) के पक्ष में कर दिया जाएगा।

For AVORA BUILDERS PVT. LTD.


Director

शपथकर्ता

सत्यापन: मैं उपरोक्त शपथकर्ता आज दिनांक- 09.05.2026 गौतम बुद्ध नगर शपथपूर्वक बयान करता हूँ कि उपरोक्त शपथपत्र की धाराएं 1 ता 5 मेरे निजी ज्ञान व विश्वास में पूर्णतः सत्य हैं। कोई तथ्य छुपाया नहीं गया है। ईश्वर मेरा साक्षी है।


For AVORA BUILDERS PVT. LTD.


Director

शपथकर्ता



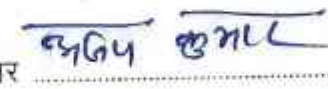
गवाह :-

1. हस्ताक्षर 

नाम : ASHISH KUMAR JHA

पता : Shakeri Conceda Noida

West U.P.

2. हस्ताक्षर 

नाम : अशिश कुमार

पता : शकरी जगाई

गुवाहाटी

ATTESTED

Virendra K. Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar



ALLOTTEE DETAILS

Allotment No.	CPS-4/2024-2500005
GST Number	09AAPCR0466B1ZC
Name	MS AVORA BUILDERS PVT LTD
Scheme Code	CPS-4/2024-25
Plot / Flat	SLC-4
Sector	CHI-PHI EXTN
Plot Size	15448.5
Phone	9811267073
Email	UNIQUEPROPMART121@GMAIL.COM



PAYMENT DETAIL

Received At	HDFC BANK
Mode	RTGS/NEFT
Transaction No.	TRN7128706222
Payment Date	05-05-2026 11:37:02 AM

Name of Code (Pay Type)	Date & Time	Amount (Rs.)
Plot/Flat Premium - INSTALLMENT (SAC CODE :0)	05-05-2026 11:37:02 AM	30000000.00
	CGST (9%):	0.00
	SGST(9%):	0.00
Grand Total		30000000.00



SCHEDULE OF CHARGES

- 1. Payment subject to realization.
- 2. Bank charges as applicable.

Scan to Verify

Receiving Authority of Bank

Bank Seal

This is a Computer Generated Statement and does not require a signature.



ALLOTTEE DETAILS

Allotment No.	CPS-4/2024-2500005
GST Number	09AAPCR0466B1ZC
Name	MS AVORA BUILDERS PVT LTD
Scheme Code	CPS-4/2024-25
Plot / Flat	SLC-4
Sector	CHI-PHI EXTN
Plot Size	15448.5
Phone	9811267073
Email	UNIQUEPROPMART121@GMAIL.COM



PAYMENT DETAIL

Received At	HDFC BANK
Mode	NEFT/RTGS
Transaction No.	TRN1232707290
Payment Date	08-05-2026 12:19:48 PM

Name of Code (Pay Type)	Date & Time	Amount (Rs.)
Plot/Flat Premium - INSTALLMENT (SAC CODE :0)	08-05-2026 12:19:48 PM	20000000.00
	CGST (9%):	0.00
	SGST(9%):	0.00
Grand Total		20000000.00



SCHEDULE OF CHARGES

1. Payment subject to realization.
2. Bank charges as applicable.

Scan to Verify

Receiving Authority of Bank

Bank Seal

This is a Computer Generated Statement and does not require a signature.

Affidavit

I, Ashish Kumar Gupta S/o Late Shri Darshan Dayal Gupta, aged about 50 Years, R/o A/157, Sector P-3, Greater Noida, Kasana, Gautam Buddha Nagar, Uttar Pradesh, PIN- 201310, Director in the Avora Builders Pvt. Ltd, the Promoter of the Project **KB Central** (ID1997347) situated at Plot No. SLC-4, Sector Chi Phi Extension, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am a Director in the Company, Avora Builders Private Limited, having its Registered Office at F- 139 A, GF PKT-E, LIG Flat, Nand Nagri, GTB Enclave , North East Delhi, Delhi, PIN-110093.
3. That the Promoter shall follow the Real Estate Project (Maintenance of Project Bank Accounts) Directions, 2020 as revised in November, 2023 laid down by UP RERA vide its Notification No. 14297/Separate Account/F&A/2023-24, dated-29.11.2023 with respect to the Bank accounts of the Project "**KB Central**".
4. That no lien or mortgage shall be created on the Collection Account and Separate Bank Account of the said Project.

For AVORA BUILDERS PVT. LTD.


Deponent Director

Verification-

Verified at Gautam Buddha Nagar on this 09th day of May 2026. That the contents of this affidavit at S.No. 1 to 4 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

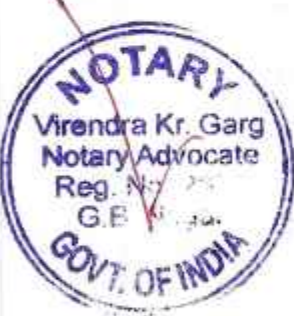
So, help me God.

For AVORA BUILDERS PVT. LTD.


Deponent Director

ATTESTED

Virendra Kr. Garg
Notary Advocate
Reg. No. 2020/4
G B Nagar



AVORA BUILDERS PVT. LTD

CIN: U68100DL2025PTC455325

Ground Floor and First Floor Inventory - KB Central Project		
S. No.	Floor	Shop No. (as per Layout Plan)
1	Ground	0001
2	Ground	0002
3	Ground	0003
4	Ground	0004
5	Ground	0005
6	Ground	0006
7	Ground	0007
8	Ground	0008
9	Ground	0009
10	Ground	0010
11	Ground	0011
12	Ground	0012
13	Ground	0014
14	Ground	0015
15	Ground	0016
16	Ground	0017
17	Ground	0018
18	Ground	0019
19	Ground	0020
20	Ground	0021
21	Ground	0022
22	Ground	0023
23	Ground	0024
24	Ground	0025
25	Ground	0026
26	Ground	0027
27	Ground	0028
28	Ground	0029
29	Ground	0030
30	Ground	0031
31	Ground	0032
32	Ground	0033
33	Ground	0034
34	Ground	0035
35	Ground	0036
36	Ground	0037
37	Ground	0038
38	Ground	0039
39	Ground	0040
40	Ground	0041
41	Ground	0042
42	Ground	0043
43	Ground	0044
44	Ground	0045
45	Ground	0046

For AVORA BUILDERS PVT. LTD.

Head Office: SF-201, Neelkanth Plaza
Commercial belt, Alpha-1
Greater Noida, U.P.-201308


Director

Email: uniquepropmart121@gmail.com
Mobile: 9811267073
Office: 0120-4560011

Registered Office: E-139A, Ground Floor, PKT-E, Flat, Nand Nagri, GTB Enclave, North East Delhi-110093

Ground Floor and First Floor Inventory - KB Central Project

S. No.	Floor	Shop No. (as per Layout Plan)
46	Ground	0047
47	Ground	0048
48	Ground	0049
49	Ground	0050
50	Ground	0051
51	Ground	0052
52	Ground	0053
53	Ground	0054
54	Ground	0055
55	Ground	0056
56	Ground	0057
57	Ground	0058
58	Ground	0059
59	Ground	0060
60	Ground	0061
61	Ground	0062
62	Ground	0063
63	Ground	0064
64	Ground	0065
65	Ground	0066
66	Ground	0067
67	Ground	0068
68	Ground	0069
69	Ground	0070
70	Ground	0071
71	Ground	0072
72	Ground	0073
73	Ground	0074
74	Ground	0075
75	Ground	0076
76	Ground	0077
77	Ground	0078
78	Ground	0079
79	Ground	0080
80	Ground	0081
81	Ground	0082
82	Ground	0083
83	Ground	0084
84	Ground	0085
85	Ground	0086
86	Ground	0087
87	Ground	0088
88	Ground	0089
89	Ground	0090
90	Ground	0091
91	Ground	0092
92	Ground	0093
93	Ground	0094

For AVORA BUILDERS PVT. LTD.


Director

Ground Floor and First Floor Inventory - KB Central Project

S. No.	Floor	Shop No. (as per Layout Plan)
94	Ground	0095
95	Ground	0096
96	Ground	0097
97	Ground	0098
98	Ground	0099
99	Ground	0100
100	Ground	0101
101	Ground	0102
102	Ground	0103
103	Ground	0104
104	Ground	0105
105	Ground	0106
106	Ground	0107
107	Ground	0108
108	Ground	0109
109	Ground	0110
110	Ground	0111
111	Ground	0112
112	Ground	0113
113	Ground	0114
114	Ground	0115
115	Ground	0116
116	Ground	0117
117	Ground	0118
118	Ground	0119
119	Ground	0120
120	Ground	0121
121	Ground	0122
122	Ground	0123
123	Ground	0124
124	Ground	0124A
125	Ground	0125
126	Ground	0126
127	Ground	0127
128	Ground	0128
129	Ground	0129
130	Ground	0130
131	Ground	0131
132	Ground	0132
133	Ground	0133
134	Ground	0134
135	Ground	0135
136	Ground	0136
137	Ground	0137
138	Ground	0138
139	Ground	0139
140	Ground	0140
141	Ground	0141

For AVORA BUILDERS PVT LTD.


Director

Ground Floor and First Floor Inventory - KB Central Project		
S. No.	Floor	Shop No. (as per Layout Plan)
142	Ground	0142
143	Ground	0143
144	Ground	0144
145	Ground	0145
146	Ground	0146
147	Ground	0147
148	Ground	0148
149	Ground	0149
150	Ground	0150
151	Ground	0151
152	Ground	0152
153	Ground	0153
154	Ground	0154
155	Ground	0155
156	Ground	0156
157	Ground	0157
158	Ground	0158
159	Ground	0159
160	Ground	0160
161	Ground	0161
162	Ground	0162
163	Ground	0163
164	Ground	0164
165	Ground	0165
166	Ground	0166
167	Ground	0167
168	Ground	0168
169	Ground	0169
170	Ground	0170
171	Ground	0171
172	Ground	0172
173	Ground	0173
174	Ground	0174
175	Ground	0175
176	Ground	0176
Total No. of Inventory		176

For AVORA BUILDERS PVT. LTD.


Director

Ground Floor and First Floor Inventory - KB Central Project

S. No.	Floor	Shop No. (as per Layout Plan)
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S. No.	Floor	Shop No. (as per Layout Plan)
1	First	1001
2	First	1002
3	First	1003
4	First	1004
5	First	1005
6	First	1006
7	First	1007
8	First	1008
9	First	1009
10	First	1010
11	First	1011
12	First	1012
13	First	1014
14	First	1014A
15	First	1015
16	First	1015A
17	First	1016
18	First	1017A
19	First	1017
20	First	1018
21	First	1019
22	First	1020
23	First	1021
24	First	1022
25	First	1023
26	First	1024
27	First	1025
28	First	1026
29	First	1026A
30	First	1027
31	First	1028
32	First	1029
33	First	1030
34	First	1031
35	First	1032
36	First	1033
37	First	1034
38	First	1035
39	First	1036
40	First	1037
41	First	1038
42	First	1039
43	First	1040

For AVORA BUILDERS PVT. LTD.


Director

Ground Floor and First Floor Inventory - KB Central Project

S. No.	Floor	Shop No. (as per Layout Plan)
44	First	1041
45	First	1042
46	First	1043
47	First	1044
48	First	1045A
49	First	1045
50	First	1046
51	First	1047
52	First	1048
53	First	1049
54	First	1050
55	First	1051
56	First	1052
57	First	1053
58	First	1053A
59	First	1054
60	First	1054A
61	First	1054B
62	First	1055
63	First	1056
64	First	1057
65	First	1058
66	First	1059
67	First	1060
68	First	1061
69	First	1062
70	First	1063
71	First	1064
72	First	1065
73	First	1066
74	First	1067
75	First	1068
76	First	1068A
77	First	1069
78	First	1070A
79	First	1070
80	First	1071
81	First	1072
82	First	1073
83	First	1074
84	First	1075
85	First	1076
86	First	1077
87	First	1078
88	First	1079
89	First	1079A
90	First	1080
91	First	1081

For AVORA BUILDERS PVT. LTD.



Director

Ground Floor and First Floor Inventory - KB Central Project		
S. No.	Floor	Shop No. (as per Layout Plan)
92	First	1082
93	First	1083
94	First	1084
95	First	1085
96	First	1086
97	First	1087
98	First	1088
99	First	1089
100	First	1090
101	First	1091
102	First	1092
103	First	1093
104	First	1094
105	First	1095
106	First	1096
107	First	1097
108	First	1098
109	First	1099A
110	First	1099
111	First	1100
112	First	1101
113	First	1102
114	First	1103
115	First	1104
116	First	1105
117	First	1106
118	First	1107
119	First	1107A
120	First	1108A
121	First	1108
122	First	1109
123	First	1110
124	First	1111
125	First	1112
126	First	1113
127	First	1114
128	First	1115
129	First	1116
130	First	1117
131	First	1118
132	First	1119
133	First	1120
134	First	1121
135	First	1122
136	First	1123
137	First	1124
138	First	1125
139	First	1126

For AVORA BUILDERS PVT. LTD.



Director

Ground Floor and First Floor Inventory - KB Central Project		
S. No.	Floor	Shop No. (as per Layout Plan)
140	First	1127
141	First	1128
142	First	1129
143	First	1130
144	First	1131
145	First	1132
146	First	1133
147	First	1134
148	First	1135
149	First	1136
150	First	1137
151	First	1138
152	First	1139
153	First	1140
154	First	1141
155	First	1142
156	First	1143
157	First	1144
158	First	1145
159	First	1146
160	First	1147
161	First	1148
162	First	1149
163	First	1150
164	First	1151
165	First	1152
166	First	1153
167	First	1154
168	First	1155
169	First	1156
170	First	1157
171	First	1158
172	First	1159
173	First	1160
174	First	1161
175	First	1162
Total No. of Inventory		175

For AVORA BUILDERS PVT. LTD.

 Director