



INDIA NON JUDICIAL  
Government of Uttar Pradesh

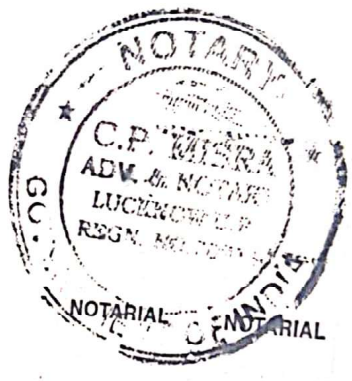
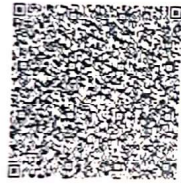


IN-UP33053563205667X

e-Stamp

Certificate No.	: IN-UP33053563205667X
Certificate Issued Date	: 10-Nov-2025 01:57 PM
Account Reference	: NEWIMPACC (SV)/ up14166104/ LUCKNOW SADAF/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1416610462952142741754X
Purchased by	: SAPPHERE INFRAVENTURES PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SAPPHERE INFRAVENTURES PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SAPPHERE INFRAVENTURES PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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Please write or type below this line



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5/12/25  
C. P. MISHRA  
ADV. & NOTARY  
LUCKNOW U.P. INDI  
REGN. NO. 20914

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at [www.shoestamp.com](http://www.shoestamp.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

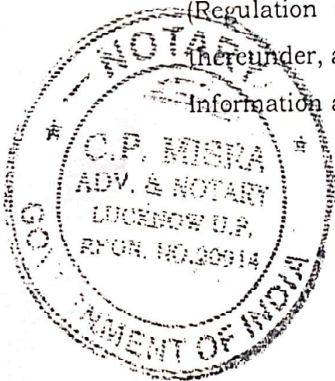
**AFFIDAVIT CUM UNDERTAKING**  
**(For registration of project before RERA)**

To,

The Secretary,  
Uttar Pradesh Real Estate Regulatory Authority  
Lucknow, Uttar Pradesh - 226001

I, **Ahmad Kamal Khan** Director/ duly authorized signatory of the Promoter "**Sapphire Infraventures Private Limited**", for the proposed project "**Imperial Estates by Sapphire-II**", do hereby solemnly affirm, declare, and undertake as under:

1. That the Promoter has applied for registration of the project "**Imperial Estates by Sapphire-II**" situated at Khasra No.- 834, 836,837,838,843 Village - Kasimpur Biruha and Khasra No - 267 Village- Kabirpur, Tehsil- Mohanlalganj, Lucknow, before the Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).
2. That a **Chak Road** on Khasra No. 824 admeasuring approximately 32.19 meters in length and 2.43 meters in width, exists on proposed project site.
3. That the Promoter hereby declares and undertakes not to raise any construction or utilise any portion of the said Chak Road under any circumstances.
4. That the Promoter further undertakes to protect and preserve the Chak Road and maintain it on an "**as is where is**" basis, without any obstruction or encroachment.
5. That the promoter further undertakes to construct boundary walls on both sides of the said Chak Road and install a gate ; however, it shall be ensured that the said Chak Road shall remain open and accessible for public use at all times, without any obstruction or restriction of passage.
6. That the Promoter affirms compliance with all the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations made thereunder, and assumes full responsibility for the truthfulness and correctness of the information and particulars stated herein.



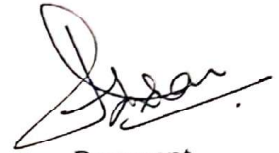
15/12/25  
**C. P. MISHRA**  
ADV. & NOTARY  
LUCKNOW U.P. INDIA  
REGN. NO. 2014

  
Deponent

**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 Lucknow on 15.12.2025.



Deponent

Witness-1

Sign:



Name: Syed Tanveer Husain Rizvi s/o Mr. Khadim Husain

Address: 546/327, Sarfarazganj, Hardoi Road, Lucknow-226003

Witness-2

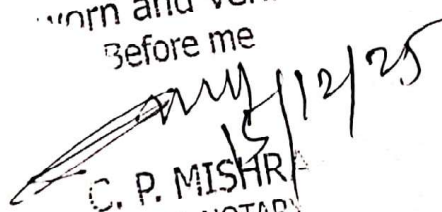
Sign:



Name: Arif Latif Khan s/o Mr. Arshad Latif Khan

Address: MS 96, Sector-D, Aliganj, Lucknow-226024



Sworn and Verified  
Before me  
  
15/12/25  
C. P. MISHRA  
ADV. & NOTARY  
Q. LUCKNOW U.P. INDIA.  
REGN. NO. 20914