

सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP38771839519771T
Certificate Issued Date	: 20-Nov-2021 12:03 PM
Account Reference	: NEWIMPACC (SV)/ up14002404/ GREATER NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400240467444658397244T
Purchased by	: SHREE KUNJ BIHARIJI INFRACON PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SHREE KUNJ BIHARIJI INFRACON PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: SHREE KUNJ BIHARIJI INFRACON PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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This Stamp paper is attached to and is an integral part of Form B(Affidavit cum Declaration) for UP RERA Registration of KB India Mart Project situated at Plot No. C-01,02, Sector-Knowledge Park-2, Greater Noida, Gautam Budh Nagar, Uttar Pradesh by Shree Kunj Bihariji Infracon Pvt. Ltd.

Shree Kunj Bihariji Infracon Pvt. Ltd.

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding Corp. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

FORM 'B'
[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rakesh Kumar Singhal, Director, Shree Kunj Bihariji Infracon Pvt. Ltd., having its Registered Office at House No. 32/29, G/F Block-32, Trilok Puri, Near Block-27, East Delhi, Delhi, PIN-110091 duly authorized vide Board Resolution Dated – 18.11.2021 by the Promoter of the proposed project, KB India Mart situated at Plot No. C-01,02, Sector Knowledge Park-2, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh -201310.

I, Rakesh Kumar Singhal, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal title to the land on which the development of the project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 16.11.2026.
4. That seventy per cent of the amounts to be 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 cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from 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.



Shree Kunj Bihariji Infracon Pvt. Ltd.

Director

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.

Shree Kunj Bihariji Infracore Pvt. Ltd.

Deponent

Director

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 Gautam Buddha Nagar on this 20th day of November 2021.

Shree Kunj Bihariji Infracore Pvt. Ltd.

Deponent

Director



ATTESTED
Dharampal Singh
Notary Advocate
Reg.No.2317
Distt. Gautam Budh Nagar

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SHREE KUNJ BIHARIJI INFRACON PRIVATE LIMITED ON THURSDAY, 18TH NOVEMBER 2021 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT HOUSE NO. 32/29, G/F BLOCK-32, TRILOK PURI, NEAR BLOCK 27, EAST DELHI, DELHI PIN-110091.

The Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely KB India Mart situated at Plot No. C-01,02, Sector Knowledge Park-2, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh -201310.

Now, Company required to apply for Registration of the said Project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors/ Officials of the Company to prepare, submit and execute Application(s), Undertaking(s), Agreement(s), Dccd(s), Documents(s) with the said Authority.

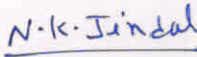
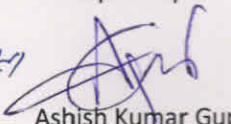
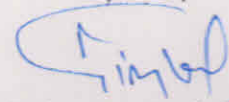
The Board discussed the matter, and it is Resolved:

"RESOLVED THAT the consent of board of directors be and is hereby accorded to file an application for registration of KB India Mart project with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT Mr. Rakesh Kumar Singhal / Ashish Kumar Gupta, Director of the company, Jointly or severally be and hereby authorized to apply, sign, submit, correct, amend application, document, form, affidavit, agreement, undertaking, FORM-B (Affidavit cum Declaration), and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board,

Shree Kunj Bihariji Infracon Pvt. Ltd.

		Accepted by 	Accepted by 
Naveen Kumar Jindal	Rakesh Kumar Agarwal	Ashish Kumar Gupta	Rakesh Kumar Singhal
(Director)	(Director)	(Director)	(Director)
DIN-07373232	DIN-00442403	DIN- 00442435	DIN-00442344