

FORM -'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER**

Affidavit cum Declaration

Affidavit-cum-Declaration of CITIZEN INFRAVENTURES PRIVATE LIMITED through its Director Anubhav Verma S/o Nishith Verma Reg. Office Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001 Promoter of the proposed "CITIZEN TWIN TOWERS" a Group Housing Project situated at Arazi No. 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15 And Part of Arazi No.13, New Jhunsi – Sahson Road, Mauja Maheshpur, Pargana Jhunsi, Tahsil Phulpur, District Prayagraj U. P. vide authorisation of the board of Directors dated 07/10/2025.

I, Anubhav Verma S/o Nishith Verma, Director of Citizen Infraventures Private Limited with its Reg. office situated at Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001 Promoter of the proposed project. do hereby solemnly declare, undertake and state as under:

That, I the Promoter have legal title to the land through registered builders' agreement on which the development of the project is proposed and legally valid authentication of title of such land along with an authenticated copy of the document of revenue record namely khatauni (Record of Right) of pertaining to Arazi No. 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15 And Part of Arazi 13 Situated at New Jhunsi – Sahson Road, Mauja Maheshpur, Pargana Jhunsi, Tahsil Phulpur, District Prayagraj U. P. is enclosed herewith.

2. That/the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 27-03-2031 (60 months).
4. That, seventy per cent of the amounts realized by Promoter for the Real Estate project from the allottees, from time to time, shall be deposited in a



CITIZEN INFRAVENTURES PVT. LTD.

[Handwritten Signature]

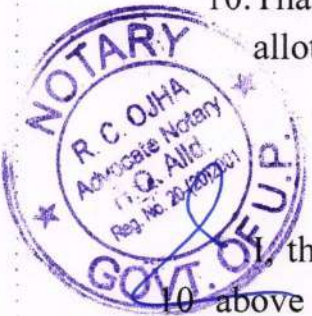
Director

- 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
 8. That, promoter shall take all the pending approvals if any required so with in 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 on any grounds.

CITIZEN INFRAVENTURES PVT. LTD.

[Signature]
Deponent Director

Verification



I, the deponent above, do here by verify the contents of paragraph no. 1 to 10 above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 06th day of April day 2026.

CITIZEN INFRAVENTURES PVT. LTD.

[Signature]
Deponent Director

the contents of the documents before me
at Allahabad the document is / are
identified by shri. *[Signature]*
Advocate the Content of the Documents
has been explained to the Excuted which wa
admit the to be Correct.
and the Documents is Attested
Ramesh Chandra Ojha
Advocate Notary
6-4-26

[Signature]
Signature/T.I
Identified
Advocate



सत्यमेव जयते

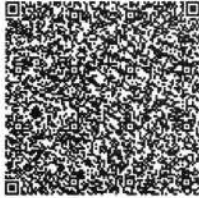
e-Stamp

ACC Name- SANGAM & S...
 ACC Add- District Court, Sadar, Prayagraj
 ACC Code- UPI4431004
 Licence No. 941, Mob-9696186012

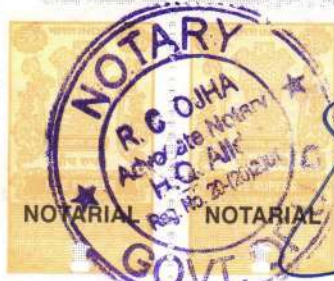
₹100

Certificate No. : IN-UP94107989069740Y
Certificate Issued Date : 06-Apr-2026 04:18 PM
Account Reference : NEWIMPACC (SV)/ up14431004/ PRAYAGRAJ SADAR/ UP-AHD
Unique Doc. Reference : SUBIN-UPUP1443100483388104935806Y
Purchased by : Citizen Infraventures Pvt LtdThruDir Anubhav Verma
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : Citizen Infraventures Pvt LtdThruDir Anubhav Verma
Second Party : Not Applicable
Stamp Duty Paid By : Citizen Infraventures Pvt LtdThruDir Anubhav Verma
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



₹100



IN-UP94107989069740Y

Please write or type below this line

**Affidavit**

I, Anubhav Verma S/o Nishith Verma R/o Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001, Director in the CITIZEN INFRAVENTURES PRIVATE LIMITED, the promoter of the project Citizen Twin Towers situated Arazi No. 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15 And Part of Arazi No.13, New Jhunsi – Sahson Road, Mauja Maheshpur, Pargana Jhunsi, Tahsil Phulpur, District Prayagraj U. P., do hereby solemnly affirm on oath and declare as under.

CITIZEN INFRAVENTURES PVT. LTD.

Anubhav Verma
 Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
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.

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CITIZEN INFRAVENTURES PVT. LTD. THRU DIR. ANUBHAV VERMA. CITIZEN INFRAVENTURES PVT. LTD. THRU DIR. ANUBHAV VERMA. CITIZEN INFRAVENTURES PVT. LTD. THRU DIR. ANUBHAV VERMA. CITIZEN INFRAVENTURES PVT. LTD. THRU DIR. ANUBHAV VERMA.

Affidavit

I, Anubhav Verma S/o Nishith Verma R/o Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001, Director in the CITIZEN INFRAVENTURES PRIVATE LIMITED, the promoter of the project Citizen Twin Towers situated Arazi No. 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15 And Part of Arazi No.13, New Jhansi – Sahson Road, Mauja Maheshpur, Pargana Jhansi, Tahsil Phulpur, District Prayagraj U. P., 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, CITIZEN INFRAVENTURES PRIVATE LIMITED, having its Registered Office at Sahyog Bhawan, 1, M.G. Marg, Civil Lines, Prayagraj-211001.
3. That the said Company is developing a Residential Project, Citizen Twin Towers, situated at Arazi No. 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15 And Part of Arazi No.13, New Jhansi – Sahson Road, Mauja Maheshpur, Pargana Jhansi, Tahsil Phulpur, District Prayagraj U. P. having a Land area admeasuring 9510 Sq. Mtrs.
4. That No Sale has been made in the above said project, neither any amount has been received against the allotment of any Apartment(s), in the said Project.
5. That the Company hereby declares that it shall allot the property and received the payments from the Applicants/Allottee(s) of the project only after the grant of registration of the said project by Uttar Pradesh Real Estate Regulatory Authority (UPRERA) under the Real Estate (regulation and development) Act,



CITIZEN INFRAVENTURES PVT. LTD.
[Signature]
Deponent Director

Verification

Verified on this 06th day of April day 2026, that the contents of this affidavit at paragraph no. 1 to 5 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

CITIZEN INFRAVENTURES PVT. LTD.
[Signature]
Deponent Director

the documents as seen by me before this office at Allahabad the document is/are identified by shri. *[Signature]* Advocate the Content of the Documents has been explained to the Excuted which wa admit the to be Correct. and the Documents is Attested.

[Signature]
Kamesh Chandra Ojha
Advocate Notary
str. Head Quarter Alko
6-4-26

[Signature]
Signature/T.I
Identified
Advocate