

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Manish Gupta, Authorised Signatory, Krishna Apra Projects Private Limited, having its Registered Office at C-74, Street No.-2, Bhajanpura, Delhi, PIN-110032, duly authorized by the Developer Promoter of the proposed Project One Estate situated at Plot No. A-37 & 38, Sector 62, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301, vide Board Resolution Dated 25.04.2025.

I, Manish Gupta, duly authorized by the Developer Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Landowner Promoter has a legal title to the land on which the development of the proposed Project is to be carried out and a legally valid authentication of the title of such land along with authenticated copies of the Agreement of such Landowner Promoter and Developer Promoter 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 the Developer Promoter is 15.03.2030.
4. That seventy per cent of the amounts to be realized by the Developer 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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



For Krishna Apra Projects Private Limited


Director

7. That Developer 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 Developer Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Developer Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Developer 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.

For Krishna Apra Projects Private Limited


Director
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 Gautam Buddha Nagar on this day of 01st January 2026.

For Krishna Apra Projects Private Limited


Deponent
Director



ATTESTED
K.P. YADAV
NOTARY PUBLIC

2 JAN 2026



KRISHNA APRA

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF KRISHNA APRA PROJECTS PRIVATE LIMITED ON FRIDAY 25TH APRIL 2025 AT 11.00 A.M. AT OFFICE OF THE COMPANY AT B-127, FIRST FLOOR, SECTOR-63, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, PIN-201301.

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely **One Estate**, on Land area admeasuring 20,000 Sq. Mtrs. situated at Plot No. A-37 & 38, Sector-62, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN-201301.

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**One Estate**" 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), Affidavit(s), Undertaking(s), Agreement(s), Deed(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 "**One Estate**" Project Land admeasuring 20,000 Sq. Mtrs. 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 the consent of the Board of Directors be and is hereby accorded to authorize Mr. Manish Gupta Director of the Company sign and execute, on behalf of the Company, to file an application for Registration of the Project, forms, affidavits, agreements, undertakings, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, and other requisite documents related to UP RERA compliance, including submission, correction, amendment of applications and documents, filing of QPRs, and presenting the same before the Hon'ble UP RERA Authority/its Officials/its Benches and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

Krishna Apna Projects Pvt. Ltd.

Vikas Singla

(Director)

DIN -02346874

Accepted by

Manish Gupta

(Director)

DIN-01830472

Krishna Apna Projects Pvt. Ltd.



Site Address:

A-37 & 38, Sector - 62 Noida, (U.P.) 201301



Corporate Address:

B-127, Sector - 63, Noida, (U.P.) 201301



Register Address:

C-74, Street No-2, Bhajanpura, Delhi DL 1101132

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