

INDIA NON JUDICIAL

IN-UP12445582583658X



Government of Uttar Pradesh

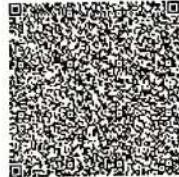
e-Stamp

Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount(Rs.)

IN-UP12445582583658X
 29-Oct-2025 06:48 AM
 NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
 SUBIN-UPUP1432990421903032992776X
 DISTRICT NOTARY ADVOCATE
 Article 42 Notarial Act
 Not Applicable
 DISTRICT NOTARY ADVOCATE
 E NOTARIAL TICKET
 DISTRICT NOTARY ADVOCATE
 10
 (Ten only)

ACC Name- Neeraj Upadhyay
 Stamp Vender
 Licence Number 32
 E-Stamping ACC ID- UP14329904
 Civil Court Distt Agra

सत्यमेव जयते



IN-UP12445582583658X

Please write or type below this line

Shri Niketan Housing



Partner



Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please Inform the Competent Authority.



INDIA NON JUDICIAL 

JN-UP14552186847340X

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP14552188847340X
: 29-Oct-2025 04:59 PM
: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
: SUBIN-UPUP1432990426129166284341X
: MAHESH CHAND AGARWAL
: Article 4 Affidavit
: Not Applicable
:
: MAHESH CHAND AGARWAL
: COMPETENT AUTHORITY
: MAHESH CHAND AGARWAL
:
: 10
(Ten only)

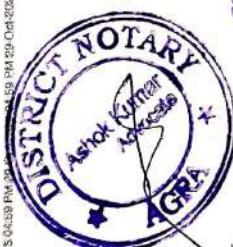
ACC Name- Neeraj Upadhyay
Stamp Vender
Licence Number- 32
E-Stamping ACC ID- UP14329904
Civil Court Distt Agra



333-1183365521368367340X

Please write or type below this line

Shri Niketan Housing



Statutory Alert:

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.

FORM B
[See rule 3(4)]

[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 Mahesh Chand Agarwal S/o Late Shri Dwarika Prasad Agarwal, the Partner and promoter of SHRI NIKETAN HOUSING (PARTNERSHIP FIRM) through self as its authorized signatory and the promoter of the proposed project DWARIKA PALMS. I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

I, promoter of the proposed project does hereby solemnly declare that:

under:

1. That I/Firm have a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by meis-09.09.2030
4. That seventy percent of the amounts realized by me /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 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 should 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 I- 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 I, promoter shall take all the pending approvals on time, from the competent authorities.
9. That I, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I, promoter shall not discriminate against any allottee at the time of allotment of any apartment/plot, or building on any grounds.

Shri Niketan Housing

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Shri Niketan H

This 22 day of October 2025.

has been concealed by me.
Verified by me at on this 29 day of October 2025.

Shri Niketan Housing

Deponent, Partner

I declare that the pan card, aadhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found misleading or wrong, the authority may reject the registration.



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

IN-UP12445688937982X

Certificate No.

IN-UP12445688937982X

Certificate Issued Date

29-Oct-2025 06:46 AM

Account Reference

NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR

Unique Doc. Reference

SUBIN-UPUP1432990421903096012995X

Purchased by

DISTRICT NOTARY ADVOCATE

Description of Document

Article 42 Notarial Act

Property Description

Not Applicable

Consideration Price (Rs.)

10

First Party

DISTRICT NOTARY ADVOCATE

Second Party

E NOTARIAL TICKET

Stamp Duty Paid By

DISTRICT NOTARY ADVOCATE

Stamp Duty Amount(Rs.)

10
(Ten only)

₹10

01-NOV-2025

ACC Name- Neeraj Upadhyay
Stamp Vender

Licence Number- 32

E-Stamping ACC ID- UP14329904
Civil Court Distt Agra

सत्यमेव जयते



IN-UP12445688937982X

Please write or type below this line

Shri Niketan Housing

Partner



Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP14556178563842X

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP14556178563842X
: 29-Oct-2025 05:00 PM
: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
: SUBIN-UPUP1432990426124570899998X
: MAHESH CHAND AGARWAL
: Article 4 Affidavit
: Not Applicable
:
: MAHESH CHAND AGARWAL
: COMPETENT AUTHORITY
: MAHESH CHAND AGARWAL
: 10
(Ten only)

ACC Name- Neeraj Upadhyay
Stamp Vender
Licence Number- 32
E-Stamping ACC ID- UP14329904
Civil Court Digit Agra

सत्यमेव जयते



IN-UP14556178563842X

Please write or type below this line

Shri Niketan Housing

Partner



Statutory Alert:

- 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
- 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 Declaration

Affidavit cum Declaration of Mahesh Chand Agarwal S/o Late Shri Dwarika Prasad Agarwal, the Partner and promoter of SHRI NIKETAN HOUSING (PARTNERSHIP FIRM) through self as its authorized signatory and the promoter of the proposed project DWARIKA PALMS.

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title and agreement to Parcel of land AT KHASRA NO -1599. 1609, MAUZA -MAUJA BAINPUR MUSTAKIL, TEHSIL & DISTT. - AGRA, U.P.- on which the development of the project DWARIKA PALMS is proposed.
2. There is no other project registered with RERA on the above-mentioned parcel of land.
3. To date there have been no bookings or sales made on this project under permit number Plotted Resi development/Plotted Housing/07831/ADA/LD/25-26/0447/29082025
4. No Booking, Sale advertisement or related activity will be done before the project has duly registered with U.P. RERA.

Shri Niketan Housing

Departner



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. **Shri Niketan Housing**

Verified by me at on this 29 day of October 2025

Shri Niketan Housing

Deponent
Partner

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as feeetc. are found mislead or wrong, the authority may reject the registration.

who understands & contacts these of
solemnly Affirm - by the above
Identified by name
on this day 29/10/28
Received by