



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP12445582583658X

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

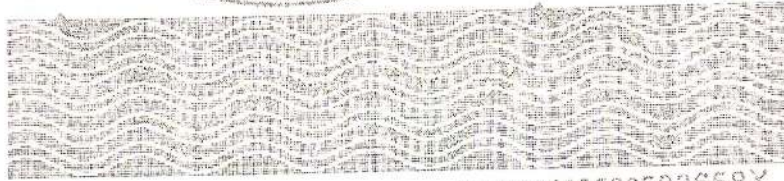
Second Party

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



IN-UP12445582583658X

Please write or type below this line

Shri Niketan Housing



Particular

## 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.
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3. In case of any discrepancy please inform the Competent Authority.





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Government of Uttar Pradesh



IN-UP14552186847340X

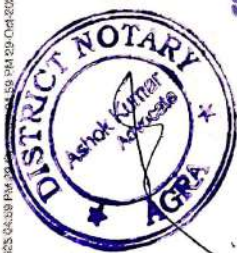
e-Stamp

Certificate No. : IN-UP14552186847340X  
Certificate Issued Date : 29-Oct-2025 04:59 PM  
Account Reference : NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUP1432990426129166284341X  
Purchased by : MAHESH CHAND AGARWAL  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : MAHESH CHAND AGARWAL  
Second Party : COMPETENT AUTHORITY  
Stamp Duty Paid By : MAHESH CHAND AGARWAL  
Stamp Duty Amount(Rs.) : 10  
(Ten only)

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



Please write or type below this line



Shri Niketan Housing

Partner

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**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 **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 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

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 on this 29 day of October 2025.

Shri Niketan Housing

Deponent, Partner

Examined to Read by

who undertakes

solemnly Affirms

I declare that the pan card, Aadhar 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



IN-UP12445688937982X

e-Stamp

₹10

1010101010

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-UP12445688937982X  
 29-Oct-2025 08:46 AM  
 NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR  
 SUBIN-UPUP1432990421903096012995X  
 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



₹10

IN-UP12445688937982X

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Shri Niketan Housing



Partner

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**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**  
**e-Stamp**



IN-UP14556178563842X

**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 Dist-Agra



Please write or type below this line



**Shri Niketan Housing**

**Partner**

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## 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

  
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 on this 29 day of October 2025

Shri Niketan Housing

  
Deponent

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 fee etc. are found mislead or wrong, the authority may reject the registration.

Examined and Read by   
who understands the contents thereof and  
solemnly Affirms by the above  
Identified by signature  
on this day 29/10/25  
Received At \_\_\_\_\_