



उत्तर प्रदेश UTTAR PRADESH

GW 748204

FROM - B

(SEE RULE 3 (4))

### AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of Sri Vishwanath Prasad Agrawal duly authorized by the promotor of the proposed Project vide its authorization dated 15-01-2025.

I Vishwanath Prasad Agrawal son of Late Shri Radhey Shyam Agrawal C/o Kunjbehari Lal Realty Pvt Ltd, Shri Radhey Krishna Tower Bus Stand to Kuchehari Road Mirzapur U.P. 231001 duly authorized signatory of promoters of the proposed project do hereby solemnly declare, undertake and state as under:-

- 1- That promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land for development of the real estate project or the phases thereof, is enclosed with application.
- 2- That the said project namely Shri Radhey Krishna Tower phase-I Consisting tower no. A1 and A2 being developed by us at Mirzapur is charged to Kunjbehari Lal Realty Pvt Ltd debenture trustee, towards security for the Non-convertible Debentures issued by the Company and that other than the aforesaid encumbrance, no charge/encumbrance exists on the said project save and except the booking made by the customers in the said project.
- 3- That the time period with in which the project or phase thereof, as the case may be, shall be completed by promotor is 19 January, 2030.
- 4- That seventy percent of the amount realized by promotor's for the real estate project from the allot tee, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and land cost and shall be used only for that purpose.



26 APR 2025

Kunjbehari Lal Realty Pvt.Ltd.

Vishwanath  
Director



704  
10000  
श्री. विद्यालक्ष्मी दत्त  
विराट  
कृष्ण कुमार ऊबर स्टाम्प विक्रेता  
स्वामी दयानन्द मार्ग, मीरजापुर

Oathed by Deponent before me  
Counselled by Advocate Shri...  
NAGEENA Advocate (Notary)  
(Govt. of INDIA) Mirzapur (UP)

Vikash Chakraborty  
Dep

Kunjabehari Lal Realty Pvt. Ltd.

Vishwinder  
Director



26 APR 2025



26 APR 2025

Kunjabehari Lal Realty Pvt. Ltd.

Director



- 5- That the amounts from the separate accounts, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6- That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of project.
- 7- That promoters shall get the account 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 promoters shall take all the pending approvals, from the competent authorities,
- 9- That promoters have furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
- 10- That promoters shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

*[Signature]*

Kunjbehari Lal Realty Pvt.Ltd

*[Signature]*  
Director

#### Verification

I Vishwanath Prasad Agrawal S/o Late Radhey Shyam Agrawal do hereby verify that the content in para No. 1 to 10 of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mirzapur on this 23 rd day of April 2025.



*[Signature]*

Kunjbehari Lal Realty Pvt.Ltd.

*[Signature]*  
Director

26 APR 2025