

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ashish Kumar Gupta, Director, Avora Builders Pvt. Ltd., having its Registered Office at F- 139 A, GF PKT-E, LIG Flat, Nand Nagri, GTB Enclave , North East Delhi, Delhi, PIN-110093 duly authorized by the Promoter of the proposed Project **KB Central** Project situated at Plot No. SLC-4, Sector Chi Phi Extension, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310 vide Board Resolution Dated –18.02.2026.

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

1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 31.03.2031.
4. That seventy per cent of the amounts to be realized by the 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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.

For AVORA BUILDERS PVT. LTD.


Director

8. That Promoter shall take all the pending approvals on 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, plot, or building, as the case may be, on any grounds.

For AVORA BUILDERS PVT. LTD.



Deponent

Director

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 22nd April 2026.

Deponent

For AVORA BUILDERS PVT. LTD.



Director



ATTESTED

Virender Kr. Garg
Notary Advocate
Reg. No.-2874
G.B. Nagar

AVORA BUILDERS PVT. LTD

CIN: U68100DL2025PTC455325

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF AVORA BUILDERS PRIVATE LIMITED ON TUESDAY 18TH FEBRUARY 2026 AT 11.00 A.M. AT REGD. OFFICE OF THE COMPANY AT F- 139 A, GF PKT-E, LIG FLAT, NAND NAGRI, GTB ENCLAVE , NORTH EAST DELHI, DELHI, PIN-110093.

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely **KB Central**, on Land area admeasuring 15,448.50 Sq. Mtrs. situated at Commercial Plot No. SLC-4, Sector Chi Phi Extension, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310.

It was further informed that it is necessary for the Company to apply for Registration of the Project as "**KB Central**" 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 "**KB Central**" Project Land admeasuring 15,448.50 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. Ashish Kumar Gupta or Mr. Naveen Kumar**, Directors of the Company, to sign and execute, on behalf of the Company, all applications, 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.

Avora Builders Pvt.Ltd.

Ashish Kumar Gupta
For **AVORA BUILDERS PVT. LTD.**
(Director)
DIN-00442435
Director

Naveen Kumar Jindal
For **AVORA BUILDERS PVT. LTD.**
(Director) N.K. Jindal
DIN-07373232
Director