



INDIA NON JUDICIAL

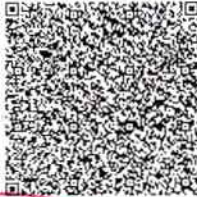


IN-UP13310223118563X

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP13310223118563X
 Certificate Issued Date : 22-Dec-2025 04:23 PM
 Account Reference : NEWIMPACC (SV)/ up14338504/ BAREILLY SADAR/ UP-BLY
 Unique Doc. Reference : SUBIN-UPUP1433850422378623861205X
 Purchased by : KIPL CONSTRUCTIONS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : KIPL CONSTRUCTIONS PRIVATE LIMITED
 Second Party : Not Applicable
 Stamp Duty Paid By : KIPL CONSTRUCTIONS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write or type below this line

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

I, **Anupam Kapoor** (Partner) duly authorized by the promoter "**KIPL CONSTRUCTION PRIVATE LIMITED**" of the proposed project "**GLOBAL CITY 2**".

Anupam Kapoor

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shikhestamp.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.

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I, **Anupam Kapoor**, 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 me/promoter is **07.06.2029**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.
8. That promoter shall take all the pending approval 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.



Anupam Kapoor
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 Bareilly on this 31st day of December 2025.

Anupam Kapoor
Deponent

certified that Shri - *Anupam Kapoor* - who is
identified by Shri - *[Signature]* - who has
confirmed the contents of the affidavit in
my presence at - *[Signature]* - dated - *31/12/2025*
and further understood contents
[Signature]
Advocate & Notary. N.I.