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Government of Uttar Pradesh

IN-UP73937584071777Y

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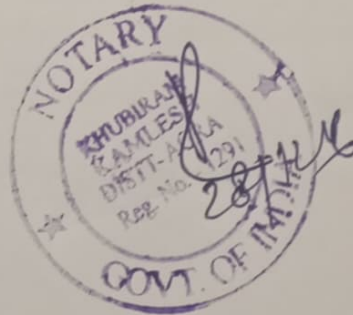
ACC Name-Pankaj Kumar  
Stamp Vendor  
License No 17  
E-Stamping ACC ID-UP14324864  
Collectorate, Agra

Certificate No. : IN-UP73937584071777Y  
 Certificate Issued Date : 28-Jan-2026 11:55 AM  
 Account Reference : NEWIMPACC (SV)/ up14324304/ AGRA SADAR/ UP-AGR  
 Unique Doc. Reference : SUBIN-UPUP1432430444030597749052Y  
 Purchased by : VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA  
 Second Party : UP RERA  
 Stamp Duty Paid By : VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



Please write or type below this line

*Kishor Kumar*



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 user, on checking the regularity is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

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VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA

**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 Kishor Kumar Gupta S/o Late Shri Kailash Chand Gupta, the promoter of **VATIKA BUILDCON PVT LTD** through self as its authorized signatory and the promoter of the proposed project **ROYALE VILLAS**

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 me is- **27.10.2030**
- 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.



Kishor Kumar Gupta

Deponent

**Verification**

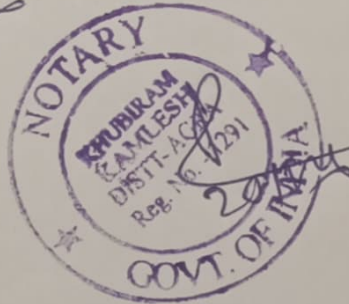
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this ...26... day of...7.....2023

K. Dehon Gtra  
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 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.

**ATTESTED**  
Signature [Signature]  
Notary Public, Agra





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Government of Uttar Pradesh

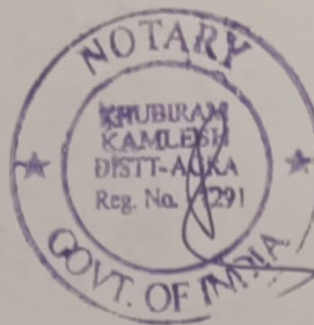
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ACC Name-Pankaj Kumar  
Stamp Vendor  
License No 17  
E-Stamping ACC ID-UP14324304  
Collectorate, Agra

Certificate No.	:	IN-UP73849943666859Y
Certificate Issued Date	:	28-Jan-2026 11:38 AM
Account Reference	:	NEWIMPACC (SV)/ up14324304/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	:	SUBIN-UPUP1432430443845212083318Y
Purchased by	:	NOTARY TICKET STAMP
Description of Document	:	Article 42 Notarial Act
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	NOTARY TICKET STAMP
Second Party	:	Not Applicable
Stamp Duty Paid By	:	NOTARY TICKET STAMP
Stamp Duty Amount(Rs.)	:	10 (Ten only)



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Government of Uttar Pradesh

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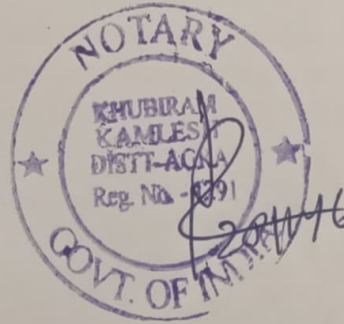
ACC Name-Pankaj Kumar  
Stamp Vendor  
License No 17  
E-Stamping ACC ID-UP14324004  
Collectorate, Agra

Certificate No. : IN-UP73944661455934Y  
 Certificate Issued Date : 28-Jan-2026 11:56 AM  
 Account Reference : NEWIMPACC (SV)/ up14324304/ AGRA SADAR/ UP-AGR  
 Unique Doc. Reference : SUBIN-UPUP1432430444040307309750Y  
 Purchased by : VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA  
 Second Party : UP RERA  
 Stamp Duty Paid By : VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



Please write or type below this line

*Kishor Kumar*



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VATIKA BUILDCON PVT LTD PARTNER KISHOR KUMAR GUPTA

## Affidavit cum Declaration

Affidavit cum Declaration of Kishor Kumar Gupta S/o Late Shri Kailash Chand Gupta, the promoter of VATIKA BUILDCON PVT LTD through self as its authorized signatory and the promoter of the proposed project ROYALE VILLAS

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 ON PART OF KHASRA NOS- 155, 156, 157 on Mauja Chamrauli Agra on which the development of the project ROYALE VILLAS 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/08019/ADA/LD/24-25/1516/28102025
4. No Booking, Sale advertisement or related activity will be done before the project has duly registered with U.P. RERA.

Kishor Kumar Gupta  
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 ..... 28 ..... day of ..... 07 ..... 2025

Kishor Kumar Gupta  
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.

**ATTESTED**  
[Signature]  
Signature  
Notary Public, Agra

