



उत्तर प्रदेश UTTAR PRADESH

GZ 949599

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

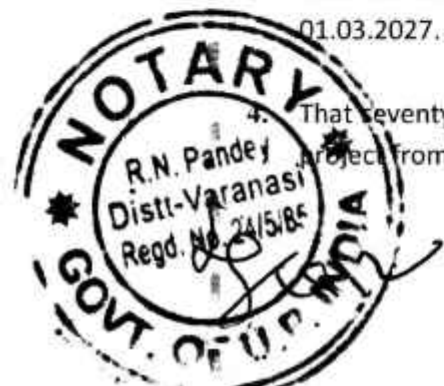
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Jitendra Kumar Singh, Director, Shreesaibaba Infraprojects Pvt. Ltd., having its Registered Office at HIG 5, Phase-2, Ashok Vihar Colony Pahariya, Varanasi, Uttar Pradesh PIN-221007, duly authorized by the Promoter of the proposed project Shree Sai City Phase-3 situated at Khasra No 60 Baijalpatti, Pargana - Athgawa, Tehsil- Pindra, Varanasi, Uttar Pradesh, PIN-221001 vide Board Resolution Dated -16.01.2026.

I, Jitendra Kumar Singh, 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 01.03.2027.

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 Shree Saibaba Infraprojects (P) Ltd.



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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.

Shree Saibaba Infraprojects (P) 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 Varanasi on this day of 9th February 2026. Shree Saibaba Infraprojects (P) Ltd.

Deponent

Director



Before me
SWORN & VERIFIED

19/2/26
R.N. Pandey, Adv.
NOTARY (GOVT. OF U.P.)
Regd No. 24-5-85
Varanasi



SB

S T A Y

Shree Sai Baba Infra Projects Pvt. Ltd.

Corporate Office : 20/51-5 and 20/52-4 Sridas Foundation Building

Mall Road (Near Radisson Hotel) Cantt Varanasi - 221002

CSTIN No. 07AAIC322571Z7, TAN No. AAIC322571

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SHREESAIBABA INFRAPROJECTS PRIVATE LIMITED ON FRIDAY 16TH MAY 2025 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY HIG-5, PHASE-2, ASHOK VIHAR COLONY, PAHARIYA, VARANASI, UTTAR PRADESH, PIN-221007.

That the Chairman informed the Board that, the Company is developing and constructing a Residential Project namely **Shree Sai City** on Land area admeasuring 15,129.60 Sq. Mtrs. situated at Khasra Nos. 79 and 80, Village- Dasepur and Khasra No. 60, Baijalpatti, Pargana Athgawa, Tehsil-Pindra, Varanasi, Uttar Pradesh, PIN- 221101.

That Project on the above said Land is being developed in the Phased manner. The 1st Phase of the Project is being developed on Land area admeasuring 8,604.96 Sq. Mtrs. and has been registered with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) as "**Shree Sai City**" with registration number – UPRERAPRJ923469 and 2nd Phase of the Project is being developed on Land area admeasuring 5,490.27 Sq. Mtrs. and has been registered with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) as "**Shree Sai City Phase-2**" with registration number – UPRERAPRJ490668/04/2025.

Now, Company required to apply for Registration of the 3rd Phase of the Project as "**Shree Sai City Phase-3**" as Commercial 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 "**Shree Sai City Phase-3**" Project Land admeasuring 1,034.40 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 Mr. Jitendra Kumar Singh Director of the company be and hereby authorized to apply, sign, submit, correct, amend application, document, form, Affidavit, agreement, undertaking, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, UP RERA Compliance , Filling of QPRs, to present before Hon'ble UP RERA Authority / its Official(s) / its Bench(es) and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

Shree Sai Baba Infra Projects Pvt. Ltd.

Managing Director

Ram Gopal Singh

(Managing Director)

DIN -02813744

Shree Sai Baba Infra Projects (P) Ltd.

Accepted by

Director

Mr. Jitendra Kumar Singh

Registered Office : HIG-5, Phase-2, Ashok Vihar Colony, Pahariya, Varanasi

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