



Government of Uttar Pradesh



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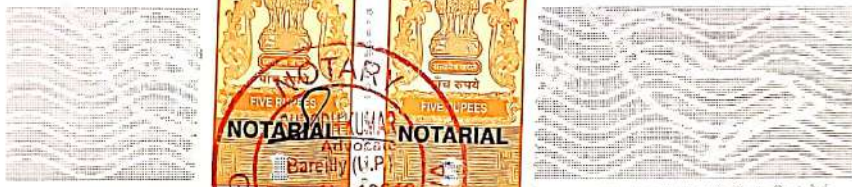
e-Stamp



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Certificate No. : IN-UP48309675903191X
 Certificate Issued Date : 21-Jul-2025 11:32 AM
 Account Reference : NEWIMPACC (SV)/ up14338504/ BAREILLY SADAR/ UP-BLY
 Unique Doc. Reference : SUBIN-UPUP1433850494321705468540X
 Purchased by : SHRI BALAJI BUILDERS
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SHRI BALAJI BUILDERS
 Second Party : Not Applicable
 Stamp Duty Paid By : SHRI BALAJI BUILDERS
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



Please write on typed 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



Jitendra Patel (Partner) duly authorized by the promoter "SHRI BALAJI BUILDERS" of the proposed project "VIRAT THE ROYALE".

Statutory Alert:

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

I, **Jitendra Patel**, 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 **15.07.2030**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.



Jitendra Patel
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 21st day of July 2025.

Jitendra Patel
Deponent

SHRI. SURESH KUMAR BAREILLY ADVOCATE
GOVERNMENT OF INDIA
NOTARY
BAREILLY (U.P.)
REG. NO. 187
DATE: 21/7/25



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e-Stamp



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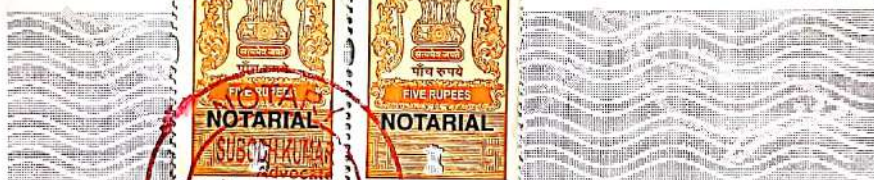
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Certificate No.	: IN-UP48315559698616X
Certificate Issued Date	: 21-Jul-2025 11:33 AM
Account Reference	: NEWIMPACC (SV)/ up14338504/ BAREILLY SADAR/ UP-BLY
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Description of Document	: Article 4 Affidavit
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Second Party	: Not Applicable
Stamp Duty Paid By	: SHRI BALAJI BUILDERS
Stamp Duty Amount(Rs.)	: 10 (Ten only)

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IN-UP48315559698616X

Affidavit cum Undertaking

(For Registration of Project under RERA)

I, **Jitendra Patel**, S/o Mahendra Pal Singh, R/o House No. 43, Dohra Road, Bareilly, Partner at, and Authorized Signatory of **"SHRI BALAJI BUILDERS"**



Jitendra Patel

Statutory Alert:

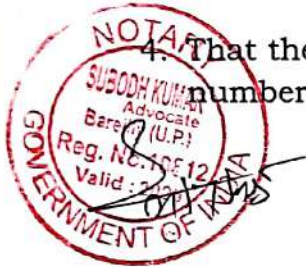
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3. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please Inform the Competent Authority.



(hereinafter referred to as the "said Firm", situated at Nidhi Estate Office, Dohra Road, Bareilly 243001, promoter of the proposed project "VIRAT THE ROYALE" do hereby solemnly declare, undertake and state as under:

1. That we wish to apply for registration of "VIRAT THE ROYALE" situated at Khasra No. 23, 26, 27, Village- Ittaua Beniram, Bareilly, & Khasra No. 821, 840, 841, 842, Village - Kalari ,Bareilly before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).
2. That we are developing 105 (One Hundred Five) Residential units and till date we have not advertised, marketed, sold or offered for sale or invited any person to purchase in any manner any unit in the project or any part thereof.
3. That we have not accepted any advance payment nor taken any bookings in the said project and part of it till date.

4. That there is no other project registered in RERA on the same Khasra/Arazi number as mentioned above in point 1.



Patel

Deponent

Verification

I, **Jitendra Patel**, S/o Mahendra Pal Singh, R/o House No. 43, Dohra Road, Bareilly, Partner at, and Authorized Signatory of "SHRI BALAJI BUILDERS" (hereinafter referred to as the "said firm"), situated at Nidhi Estate Office, Dohra Road, Bareilly 243001, do hereby declare that the contents in para No.1 to 4 of my above Affidavit are true and correct.

This Affidavit is verified at Bareilly on 21st July 2025.

Certified that Shri. SHRI BALAJI BUILDERS
who has been identified by Shri.
presented an affidavit before me today at
Bareilly and sworn to the contents of
the affidavit and confirmed the contents which
have been explained.
21/7/25
Subodh Kumar
Advocate
Bareilly
Reg.No. 10812, Bareilly

Patel

Deponent