



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

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Galavya Dev, Promoter of the proposed project Radha Kripa Nikunj situated at Khasra No. 433A and 435, Village- Unchagaon, Tehsil Govardhan, Mathura, Uttar Pradesh, do hereby solemnly affirm on oath and declare as under.

I, Galavya Dev, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the I have 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 30.05.2030.

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.

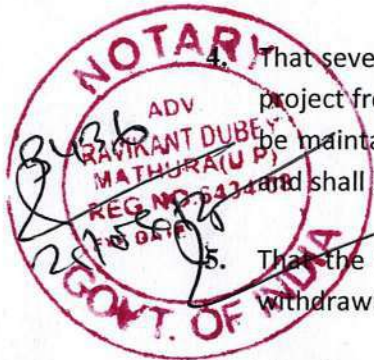
5. That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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.



**GALAVYA DEV**

*Galavya* Proprietor

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.

GALAVYA DEV

*Galavya*  
Proprietor  
Deponent

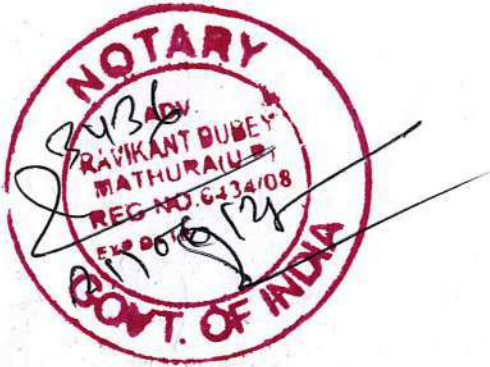
Verification

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 Mathura on this day of 21<sup>st</sup> June 2025.

GALAVYA DEV

*Galavya*  
Proprietor  
Deponent



The Contents of the affidavit or Document  
read over & explained to  
who is identified as *Galavya Dev*  
& on oath affirmed that  
at my office & before me  
notarial register at NO. *21/06/25*  
and charged fees.....

*Galavya Dev*  
RAVI KANT DUBEY  
Notary Civil Commission

# GALAVYA DEV

17, Chaitanya Vihar, Phase-1, Vrindavan - 281121

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## AUTHORISATION LETTER

I, **Galavya Dev**, am the landowner and developer of the Residential Project titled "**Radha Kripa Nikunj**", situated at **Khasra Nos. 433A and 435**, Village **Unchagaon**, Tehsil **Govardhan**, District **Mathura**, Uttar Pradesh, with a total land area admeasuring **7,592 Sq. Mtrs.**

I hereby accord my consent to file an application for registration of the **Radha Kripa Nikunj** Project with the **Uttar Pradesh Real Estate Regulatory Authority (UP RERA)**, Lucknow, in accordance with the provisions of the **Real Estate (Regulation and Development) Act, 2016** and the **Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016**.

I, **Galavya Dev**, am fully authorized to apply for, sign, submit, correct, and amend the application along with all relevant documents, forms, affidavits, agreements, undertakings, including **Form-B (Affidavit cum Declaration)**, **Affidavit RA-1**, and any other requisite documents related to the registration of the aforementioned project.

  
(Galavya Dev)

Proprietor

Address: 45, Govardhan Gate,  
Vrindavan, Mathura

Email id: dev.galavya@gmail.com

Mobile No.: 7599810000

Dated: 16.06.2025

Place: Vrindavan



**Affidavit**

I, Galavya Dev S/o Kapil Dev, aged about 24 Years, R/o 45, Govardhan Gate, Vrindavan, Distt. - Mathura, Uttar Pradesh the Promoter of the Project **Radha Kripa Nikunj** situated at Khasra No. 433A and 435, Village- Unchagaon, Tehsil Govardhan, Mathura, Uttar Pradesh, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am Promoter, having its Office at 14, Chaitanya Vihar Phase-1, Vrindavan, Mathura, Uttar Pradesh.
3. That the I am developing a Residential Project, **Radha Kripa Nikunj**, situated at Khasra No. 433A and 435, Village- Unchagaon, Tehsil Govardhan, Mathura, Uttar Pradesh having a Land area admeasuring 7,592 Sq. Mtrs.
4. That no sale has been made in the above said project, neither any amount has been received against the allotment of any Apartment(s), in the said Project.
5. That the Company hereby declares that it shall allot the property and received the payments from the Applicants / Allottee(s) of the project only after the grant of registration of the said project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.



Verification-

Verified at on this 21st day of June 2025. That the contents of this affidavit at S.No. 1 to 5 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

*Galavya Dev*  
Galavya Dev  
Proprietor  
Deponent

*Galavya Dev*  
Galavya Dev  
Proprietor  
Deponent

The Contents of the affidavit or Document read over & explained to Galavya Dev who is identified by S/O Kapil Dev & on oath attested in my office & noted in my notarial register at No. 2170612 and charged fees Rs. 100/-

**RAVI KANT DUREY**  
Notary Civil Complaint