

भारतीय गैर न्यायिक

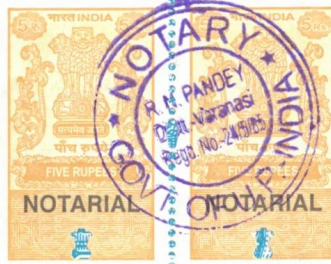
बीस रुपये

रु.20

भारत

Rs.20

TWENTY  
RUPEES



INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

43AA 278920

**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 **Mr. Sanjeev Kapoor** duly authorized by the M/s **HKDGANPATI INFRASHAPERS LLP** promoter of the proposed project, vide its/his/their authorization dated 31/01/2026 -

I **Sanjeev Kapoor** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

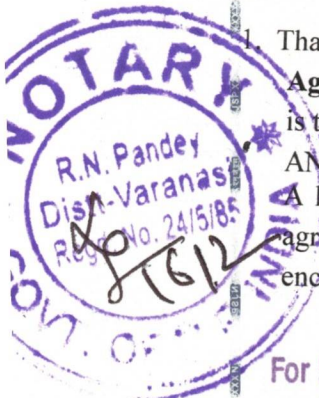
That **Sanjeev Kapoor, Richa Kapoor, Yogesh Kumar Agrawal, Neeta Agrawal, Vishal Agrawal** have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

For **HKDGANPATI INFRASHAPERS LLP**

  
Designated Partner



2. That the said land is free from all encumbrances.
3. That the time period with in which the project shall be completed by promoter is 31-01-2026 TO 30-01-2031 i.e. **5years (60 Months)**.
4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have/ has 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 allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For HKDGANPATI INFRASHAPERS LLP

*[Signature]*  
Deponent  
Designated Partner

**Verification**

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

Verified by me at **Varanasi** on this day of 14/2/2026.

For HKDGANPATI INFRASHAPERS LLP

*[Signature]*  
Deponent  
Designated Partner

Solemnly affirmed before me today

by the deponent Identified by  
Sir *[Signature]* Adv.

The contents of this affidavit were  
read over by the deponent who  
satisfied them to be true.

*[Signature]*  
(R. N. PANDEYA)  
Advocate NOTARY  
VARANASI



*[Signature]*