



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP83059392708336X

ACC Name GEETA DEVI

e-Stamp

Stamp Vender

Licence No..17/97-98

Stamping ACC ID:UP14446704

Certificate No. : IN-UP83059392708336X
 Certificate Issued Date : 08-Oct-2025 01:54 PM
 Account Reference : NEWIMPACC (SV)/ up14446704/ MATHURA SADAR/ UP-MTH
 Unique Doc. Reference : SUBIN-UPUP1444670463411101587994X
 Purchased by : GIRIRAJ APARTMENTS PVT LTD BY SANDEEP KUMAR ARORA
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : GIRIRAJ APARTMENTS PVT LTD BY SANDEEP KUMAR ARORA
 Second Party : UP RERA
 Stamp Duty Paid By : GIRIRAJ APARTMENTS PVT LTD BY SANDEEP KUMAR ARORA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



NOTARIAL STAMP RS...
Ravi Kant Dubey
Notary Civil Campus Mathura

Please write or type below this line

This stamp paper is an integral part of Affidavit cum declaration dated 12th October, 2025 by Director Shri Sandeep Kumar Arora on behalf of promoter M/s Giriraj Apartments Pvt. Ltd. before the UPRERA.

S. K. Arora



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.e-stamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
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.

FORM 'B'
[See rule3(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. Sandeep Kumar Arora (Director)** of **M/s GIRIRAJ APARTMENTS PRIVATE LIMITED** promoter of the proposed project "**SHRI KRISHNARPANAM**" duly authorized by the promoter of the proposed project, vide their authorization dated 08.10.2025.

I, **Mr. Sandeep Kumar Arora (Director)** of **M/s GIRIRAJ APARTMENTS PRIVATE LIMITED** promoter of the proposed project **SHRI KRISHNARPANAM** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 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.

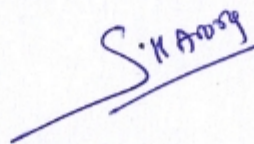
3. That the time period within which the project shall be completed by promoter is **25.09.2030**.

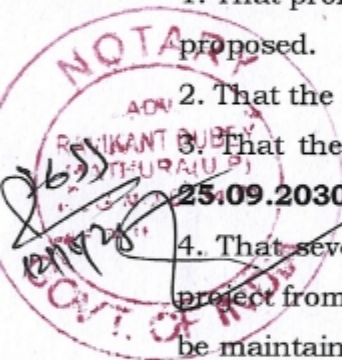
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.


S. K. Arora



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.

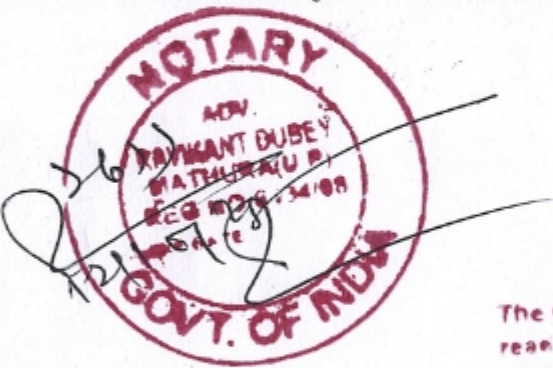
S. M. Arora
Deponent

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 on 12th day of October 2025.

S. M. Arora
Deponent



The Contents of the affidavit or Document
read over & explained to
who is identified by
& on oath attached
at my office &
notarially registered
and charged fees
Sandeep Kumar Arora
12/10/25

RAVI KANT DUBEY
Notary, Civil, Mathura