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Government of Uttar Pradesh

IN-UP66649595043384Y

ACC Name:- Vishnu Agrawal
Stamp Vendor
Licence Number-35
E-Stamping Acc ID- UP14324904
Tehsil Sadar Distt. Agra ₹10

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Certificate No. : IN-UP66649595043384Y
 Certificate Issued Date : 20-Mar-2026 03:29 PM
 Account Reference : NEWIMPACC (SV)/ up14324904/ AGRA SADAR/ UP-AGR
 Unique Doc. Reference : SUBIN-UPUP1432490428614267799116Y
 Purchased by : RAKESH KUMAR SINGH NOTARY ADVOCATE
 Description of Document : Article 42 Notarial Act
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : RAKESH KUMAR SINGH NOTARY ADVOCATE
 Second Party : E NOTARY TICKET
 Stamp Duty Paid By : RAKESH KUMAR SINGH NOTARY ADVOCATE
 Stamp Duty Amount(Rs.) : 10
 (Ten only)

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INDIA NON JUDICIAL



IN-UP66643549576209Y

Government of Uttar Pradesh

ACC Name: Vishnu Agrawal

Stamp Vendor

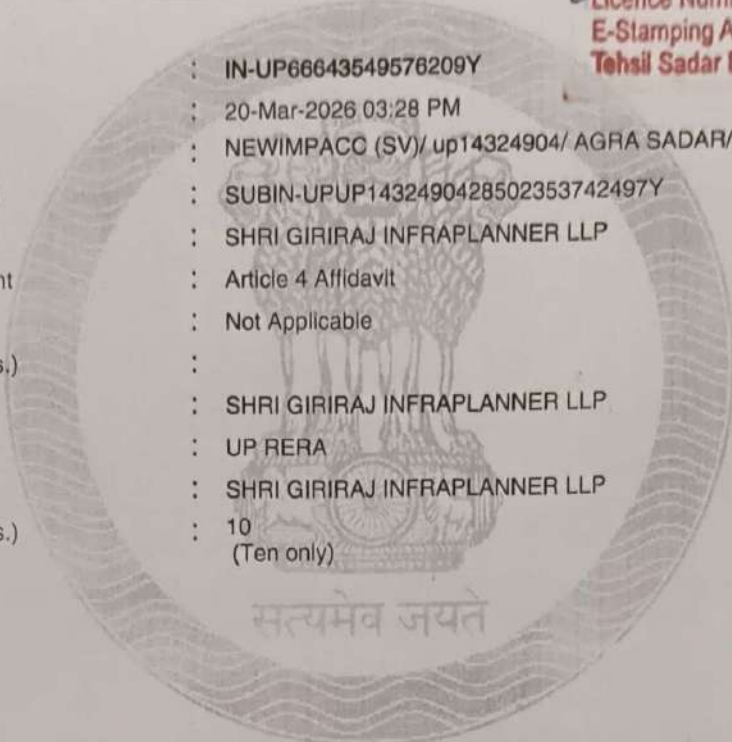
Licence Number-35

E-Stamping Acc ID- UP14324904

Tehsil Sadar Dist. Agra

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 Unique Doc. Reference : SUBIN-UPUP1432490428502353742497Y
 Purchased by : SHRI GIRIRAJ INFRAPLANNER LLP
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : SHRI GIRIRAJ INFRAPLANNER LLP
 Second Party : UP RERA
 Stamp Duty Paid By : SHRI GIRIRAJ INFRAPLANNER LLP
 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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For Shri Giriraj Infra Planner LLP

[Signature]
Authorized Partner



23/3/26

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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 **Mohit Dadoo S/o Shri Satya Prakash Dadoo the Partner and promoter of SHRI GIRIRAJ INFRAPLANNER LLP Through self as its authorized signatory** and the promoter of the proposed project "**KANHA HOMES**"

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That I/Firm have a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by meis-**18 Jan 2031**
- 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 should 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 I- 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



For Shri Giriraj Infra Planner LLP

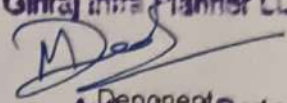

Authorized Partner

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have 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 allottee at the time of allotment of any apartment, plot, or building on any grounds.

For Shri Glnraj Infra Planner LLP


Deponent
Authorised Partner

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 on this 20th day of March 2026


For Shri Glnraj Infra Planner LLP


Authorised Partner
Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as feetc. are found misleading or wrong, the authority may reject the registration.



ATTESTED


20/3/26
Rakesh Kumar Singh
Reg. No. 2107/02, Gazetted Officer
Distt Notary, AGRA



IN-UP66652257329068Y
ACC Name - Vishnu Agrawal
Stamp Vendor
Licence Number-35
E-Stamping Acc ID- UP14324904
Tehsil Sadar Distt. Agra ₹10

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Description of Document	: Article 42 Notarial Act
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: RAKESH KUMAR SINGH NOTARY ADVOCATE
Second Party	: E NOTARY TICKET
Stamp Duty Paid By	: RAKESH KUMAR SINGH NOTARY ADVOCATE
Stamp Duty Amount(Rs.)	: 10 (Ten only)

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R.37
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Government of Uttar Pradesh

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ACC Name:- Vishnu Agrawal
Stamp Vendor
Licence Number-35
E-Stamping Acc ID- UP14324904
Tehsil Sadar Distt. Agra

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 Stamp Duty Amount(Rs.) : 10
 (Ten only)



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For Shri Giriraj Infra Planner LLP

Authorized Partner



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Affidavit cum Declaration

Affidavit cum Declaration of Mohit Dadoo S/o Shri Satya Prakash Dadoo, the Partner and promoter of SHRI GIRIRAJ INFRAPLANNER LLP Through self as its authorized signatory and the promoter of the proposed project "KANHA HOMES"

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title to Parcel of land ON KHASRA NO. 48 SITUATED AT MAUZA PATHOLI, SHAHGANJ WARD, AGRA, .U.P.-on which the development of the project KANHA HOMES is proposed.
2. There is no other project registered with RERA on the above-mentioned parcel of land.
3. To date there have been no bookings or sales made on this project under permit number Affordable Housing/08309/ADA/LD/25-26/0503/29122025
4. No Booking, Sale advertisement or related activity will be done before the project has duly registered with U.P. RERA.

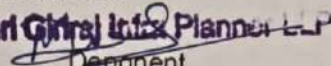
For Shri Giriraj Infra Planner LLP


Deponent
Authorized Partner

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 on this 20th day of March 2026

For Shri Giriraj Infra Planner LLP

Deponent

I declare that the pan card, adhaar number and number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



ATTESTED
20/3/26
Rakesh Kumar Singh
Reg. No. 2107/02, Gazetted Officer
Distt Notary, AGRA



Government of Uttar Pradesh

सत्यमेव जयते

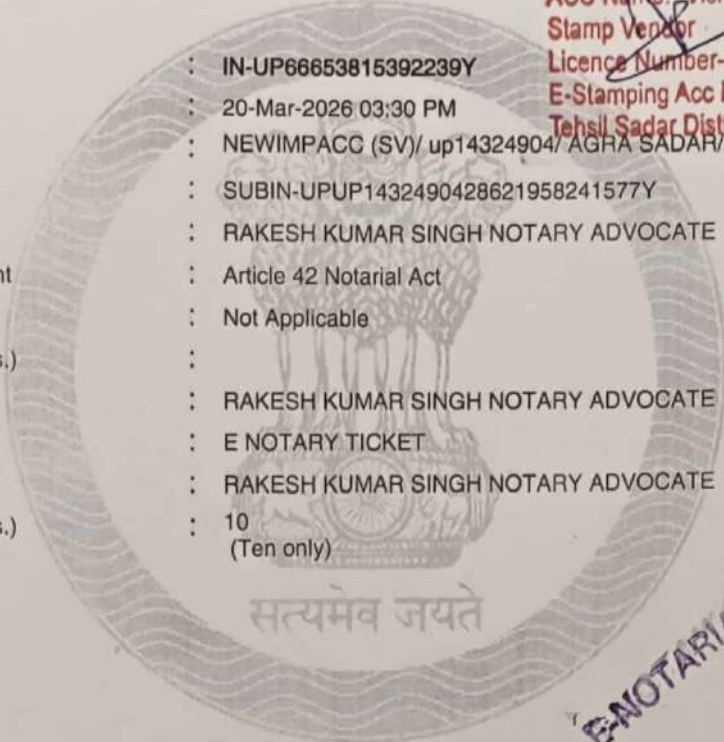
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ACC Name: - Vishnu Agrawal
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Licence Number-35
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Tehsil Sadar Distt. Agra

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 Stamp Duty Amount(Rs.) : 10
 (Ten only)

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NOTARY GOVERNMENT OF INDIA
 Rakesh Kumar Singh
 30/3/26

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ACC Name: Vishnu Agrawal
Stamp Vendor
Licence Number-35
E-Stamping Acc ID- UP14324904
Tehsil Sadar Distt. Agra

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Unique Doc. Reference	: SUBIN-UPUP1432490428510389298514Y
Purchased by	: SHRI GIRIRAJ INFRAPLANNER LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: SHRI GIRIRAJ INFRAPLANNER LLP
Second Party	: UP RERA
Stamp Duty Paid By	: SHRI GIRIRAJ INFRAPLANNER LLP
Stamp Duty Amount(Rs.)	: 10 (Ten only)

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For Shri Giriraj Infra Planner LLP

M.S.
Authorised Partner



RSD
20/3/26

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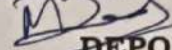
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AFFIDAVIT

I, **Mohit Dadoo S/o Shri Satya Prakash Dadoo**, aged about 47 years, resident of **301, Aparna Garden, Vijay Nagar Colony, Agra**, being the Partner and Authorized Signatory of SHRI GIRIRAJ INFRAPLANNER LLP, having its registered office at Shop No. G-1 and G-2, Ground Floor, Block -E11/8, PrateekCenter, Sanjay Place, MG Road, Agra 282002, do hereby solemnly affirm and declare as under:

1. That SHRI GIRIRAJ INFRAPLANNER LLP has applied for registration of its real estate project namely "**Kanha Homes**" under the provisions of the Real Estate (Regulation and Development) Act, 2016 before the Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA).
2. That the marketing and sale of units in the said project "**Kanha Homes**" are being carried out directly by the company through its in-house sales team.
3. That no external real estate agent, broker, channel partner, marketing agency, or any third-party agency has been appointed, engaged, or authorized for marketing or sale of the units in the said project.
4. That in the event of appointment of any real estate agent or agency in future for the project "**Kanha Homes**", the company shall ensure compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the applicable U.P. RERA Rules, including registration of such agent with U.P. RERA prior to engagement.
5. That the contents of this affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

For Shri Giriraj Infra Planner LLP



DEPONENT

Authorized Partner

Name: Mohit Dadoo

Designation: Partner

For SHRI GIRIRAJ INFRAPLANNER LLP

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of paragraphs 1 to 5 of this affidavit are true and correct to my knowledge and belief and nothing material has been concealed therefrom.

Verified at Agra on this 20th day of March 2026.

For Shri Giriraj Infra Planner LLP



DEPONENT

Authorized Partner

ATTESTED

Rakesh Kumar Singh
20/3/26
Rakesh Kumar Singh
Reg. No. 2187/02, Gazetted Officer
Distt Notary, AGRA

