

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vinay Gupta, Director, Shree Kunj Bihariji Realty Pvt. Ltd., having its Registered Office at FF-39, First Floor, KB Complex, Plot No. LS-01, Alpha, Greater Noida, Gautam Buddha Nagar duly authorized by the Promoter of the proposed Project **KB West Walk** Project situated at Plot No. C-3, Sector- Ecotech-12, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN-201310 vide Board Resolution Dated -12.08.2025.

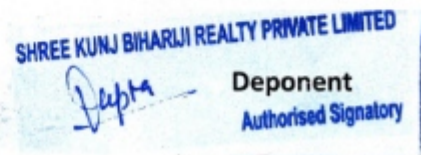
I, Vinay Gupta, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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 the Promoter is 28.10.2030.
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 That the amounts from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



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 Gautam Buddha Nagar on this day of 3rd November 2025.

Deponent

ATTESTED

Virendra Kumar Garg
Advocate & Notary
Gautam Budh Nagar

A rectangular stamp with a blue border. At the top, it reads "SHREE KUNJ BIHARJI REALTY PRIVATE LIMITED". Below this, there is a handwritten signature in blue ink. To the right of the signature, the text "Deponent" and "Authorised Signatory" is printed in blue.

SHREE KUNJ BIHARIJI REALTY PRIVATE LIMITED

REGD.OFFICE: Shop no-39, First Floor, LS-001, KB Complex, Alpha-2, Greater Noida,
Uttar Pradesh, India, 201310

EMAIL: shreekbrealty@gmail.com CIN: U41001UP2024PTC208674

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF SHREE KUNJ BIHARIJI REALTY PRIVATE LIMITED ON TUESDAY 12TH AUGUST 2025 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY FF-39, FIRST FLOOR, KB COMPLEX, PLOT NO. LS-01, ALPHA GREATER NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, PIN- 201310.

That the Chairman informed the Board that, the Company is developing and constructing a Commercial Project namely **KB West Walk** on Land area admeasuring 12,000 Sq. Mtrs. situated at Plot No. C-3, Sector Ecotech-12, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh 201310.

Now, Company required to apply for Registration of the above said Project as "**KB West Walk**" as Commercial with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) and needs to authorize Directors / Officials of the Company to prepare, submit and execute Application(s), Affidavit(s), Undertaking(s), Agreement(s), Deed(s), Documents(s) with the said Authority.

The Board discussed the matter, and it is Resolved:

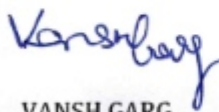
"RESOLVED THAT the consent of board of directors be and is hereby accorded to file an Application for Registration of "**KB West Walk**" Project Land admeasuring 12,000 Sq. Mtrs. with Uttar Pradesh Real Estate Regulatory Authority, Lucknow (UP RERA) in accordance with the provisions of The Real Estate (Regulation & Development) Act, 2016 and The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016."

"RESOLVED FURTHER THAT Mr. Akshit Singhal and / or Mr. Vinay Gupta Director of the company, to jointly or severally be and hereby authorized to apply, sign, submit, correct, amend application, document, form, Affidavit, agreement, undertaking, Form-B (Affidavit cum Declaration), Affidavit Form RA-1, UP RERA Compliance , Filling of QPRs, to present before Hon'ble UP RERA Authority / its Official(s) / its Bench(es) and all other requisite documents with respect to registration of the above said project."

For and on Behalf of the Board.

Shree Kunj Bihariji Realty Pvt. Ltd.

Accepted by



VANSH GARG

(Director)

DIN -10532065



BEENA AGARWAL

(Director)

DIN-10533142



AKSHIT SINGHAL

(Director)

DIN-10187383



VINAY GUPTA

(Director)

DIN- 10531076