



INDIA NON JUDICIAL

Government of Uttar Pradesh



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**Sandeep Kushwah**  
Stamp Vendor  
Licence No. 275  
Stamp ACC ID:- UP-14794904  
Kailashpuri, Agra

Certificate No. : IN-UP21036388126556X  
Certificate Issued Date : 02-May-2025 04:47 PM  
Account Reference : NEWIMPACC (SV)/ up14794904/ AGRA SADAR/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUP1479490439471072193681X  
Purchased by : E NOTARIAL TICKET  
Description of Document : Article 42 Notarial Act  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : E NOTARIAL TICKET  
Second Party : Not Applicable  
Stamp Duty Paid By : E NOTARIAL TICKET  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



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IN-UP21032052780654X

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**Sandeep Kushwah**  
 Stamp Vendor  
 Licence No. 275  
 Stamp ACC ID:- UP-14794904  
 Kailashpuri, Agra

Certificate No.	: IN-UP21032052780654X
Certificate Issued Date	: 02-May-2025 04:46 PM
Account Reference	: NEWIMPACC (SV)/ up14794904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1479490439459656593874X
Purchased by	: UPRERA
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: UPRERA
Second Party	: KRIDHA EARTH DEVELOPERS LLP
Stamp Duty Paid By	: UPRERA
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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Kridha Earth Developers LLP

DESIGNATED PARTNER



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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 **Mr. Rakesh Kohli S/o Late Mr.Chandra Mohan Kohli, the partner of Kridha Earth Developers LLP through self as its authorized signatory** and the promoter of the proposed project **KRISHNA METRO MALL**

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

**AND**

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

2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by me is- 09-01-2030
- 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
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.

**Kridha Earth Developers LLP**

**DESIGNATED PARTNER**

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 on this 2<sup>nd</sup> day of May 2025

**Kridha Earth Developers LLP**

**DESIGNATED 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 fee etc. are found mislead or wrong, the authority may reject the registration.

**ATTESTED**

**NOTARY**

**MAHESH BAGHEL**

**Advocate**

**Regd. No. 8/32/2000**

**Distt.-AGRA**

21/05/25





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IN-UP99341729403220X

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**Sandeep Kushwah**  
Stamp Vendor  
Licence No. 275  
Stamp ACC ID: UP-14794904  
Kazhashpuri, Agra

Certificate No.

: IN-UP99341729403220X

Certificate Issued Date

: 19-Apr-2025 07:43 PM

Account Reference

: NEWIMPACC (SV)/ up14794904/ AGRA SADAR/ UP-AGR

Unique Doc. Reference

: SUBIN-UPUP1479490496000923844335X

Purchased by

: E NOTARIAL TICKET

Description of Document

: Article 42 Notarial Act

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: E NOTARIAL TICKET

Second Party

: Not Applicable

Stamp Duty Paid By

: E NOTARIAL TICKET

Stamp Duty Amount(Rs.)

: 10  
(Ten only)

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**Sandeep Kushwah**  
Stamp Vendor  
Licence No. 275  
Stamp ACC ID:- UP-14794904  
Kailashpuri, Agra

Certificate No. : IN-UP00886264297393X  
Certificate Issued Date : 21-Apr-2025 02:52 PM  
Account Reference : NEWIMPACC (SV)/ up14794904/ AGRA SADAR/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUP1479490499134033166213X  
Purchased by : UPRERA  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : UPRERA  
Second Party : KRIDHA EARTH DEVELOPERS LLP  
Stamp Duty Paid By : UPRERA  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



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Kridha Earth Developers LLP

*[Signature]*  
DESIGNATED PARTNER



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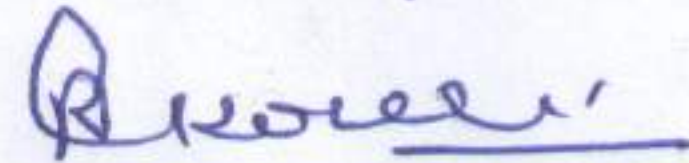
## Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Rakesh Kohli S/o Late Mr. Chandra Mohan Kohli**, the partner of **KRIDHA EARTH DEVELOPERS LLP** through its authorized signatory and the promoter of the proposed project **KRISHNA METRO MALL**

I, **Mr. Rakesh Kohli** the Partner/promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title and agreement to Parcel of land on part of Nagar Nigan plot No. 8/390 and 8/390/1-5, situated at bhairon Bazaar, Jeoni Mandi Agra on which the development of the project Krishna Metro Mall 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.
4. No Booking, Sale advertisement or related activity will be done before the project has duly registered with U.P. RERA.

Kridha Earth Developers LLP

  
DESIGNATED PARTNER  
Deponent

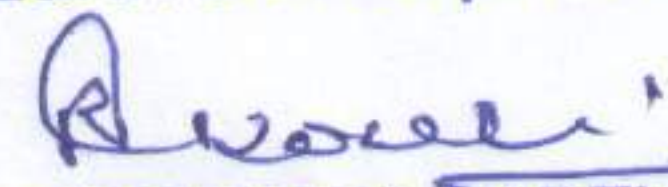


### Verification

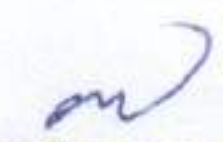
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this 21<sup>st</sup> day of April 2025

Kridha Earth Developers LLP

  
DESIGNATED 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 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**  
NOTARY  
**MAHESH BAGHEL**  
Advocate  
Regd. No. 8/32/2000  
Distt. - AGRA  
21/04/25