

सत्यमव जयते

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Description of Document

Article 42 Notarial Act

Property Description

Not Applicable

Consideration Price (Rs.)

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Stamp Duty Amount(Rs.)

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: IN-UP21032052780654X
: 02-May-2025 04:46 PM
: NEWIMPACC (SV)/ up14794904/ AGRA SADAR/ UP-AGR
: SUBIN-UPUP1479490439459656593874X
: UPRERA
: Article 4 Affidavit
: Not Applicable
:
: UPRERA
: KRIDHA EARTH DEVELOPERS LLP
: UPRERA
: 10
(Ten only)

राज्य मूल जयते



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account should be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



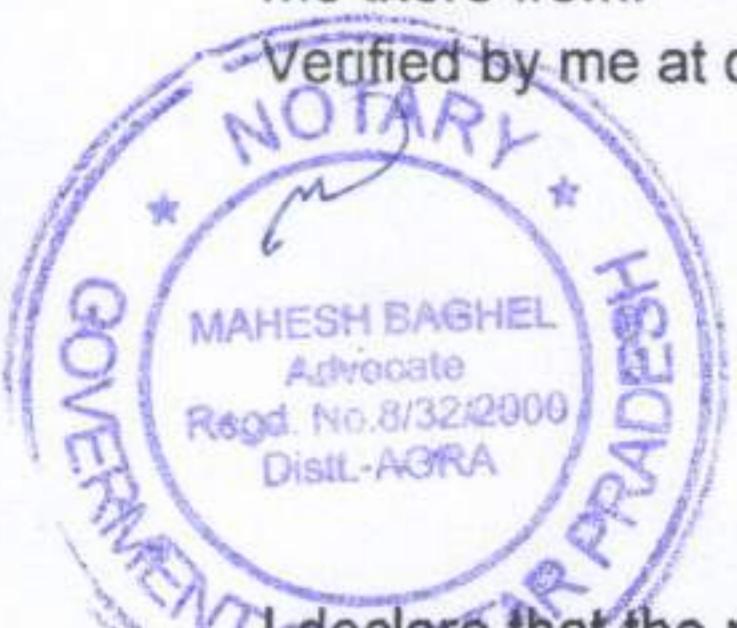
DESIGNATED PARTNER

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 2nd day of May 2025



Kridha Earth Developers LLP

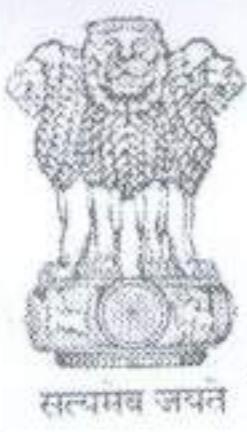


DESIGNATED PARTNER

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
21051K5



सर्वमव जयते

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Government of Uttar Pradesh



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Description of Document
Property Description
Consideration Price (Rs.)
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Certificate Issued Date

21-Apr-2025 02:52 PM

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Unique Doc. Reference

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UPRERA

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Article 4 Affidavit

Property Description

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Kridha Earth Developers LLP

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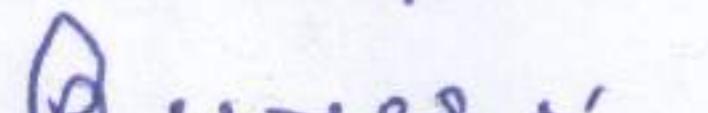
Affidavit cum Declaration

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 21st 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
21/04/2025