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Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

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SUBIN-UPUP1419190427B67009422019X

NIKHIL AGARWAL

Article 4 Affidavit

AFFIDAVIT

UPRERA

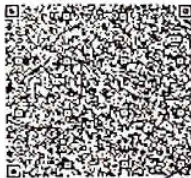
NIKHIL AGARWAL

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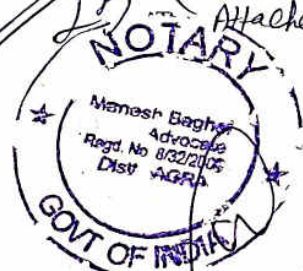
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(One Hundred only)

Sanjay Mittal
SANJAY MITTAL (S.V.)
LIC.NO-08.ACC ID.UP14191904
TEHSIL SADAR, AGRA

सत्यमेव जयते



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Attach Affidavit Regarding Rera.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.

Affidavit cum Undertaking
(For Registration of Project under RERA)

To,
Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad
Lucknow Uttar Pradesh - 226007

I, **Nikhil Agarwal**, S/o Mr. Anil Agarwal, aged about 42 years, resident of 123, North Vijay Nagar Colony, Agra, **Director of M/s. Lucknow Buildwell Private Limited**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at **94, Ganpati Square, Vijay Nagar Colony, Agra**, being the Promoter of the real estate project titled "**Ganpati Capital Court**", do hereby solemnly affirm, declare and undertake as under:

1. That the promoter has applied for registration of the project "**Ganpati Capital Court**" situated at Pocket F, Vibhuti Khand, Gomti Nagar Tehsil & District-Lucknow, before Uttar Pradesh Real Estate Regulatory Authority (UP-RERA).

2. That the promoter has opened 3 Bank accounts before Union Bank of India in compliance to section 4(2)(l)(D) of the RERA, 2016.

3. That the Promoter here by declares and undertakes that **no escrow arrangement, lien, charge, mandate, or any other similar arrangement** shall be created with bank for the purpose of payment of **lease premium to RLDA** from the aforesaid RERA bank accounts, **under any circumstances whatsoever**.

4. That the Promoter further undertakes that the said bank accounts shall be operated strictly in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder, and shall be utilized only for purposes permitted under the Act.

5. That the Promoter affirms full compliance with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations made thereunder, and accepts complete responsibility for the **accuracy, correctness, and veracity** of the information, documents, and declarations submitted to UP-RERA.

6. That this affidavit is executed voluntarily, without any coercion or undue influence, and is submitted for the purpose of project registration before UP-RERA.


Deponent

VERIFICATION

I, **Nikhil Agarwal**, S/o Mr. Anil Agarwal, aged about 42 years, resident of 123, North Vijay Nagar Colony, Agra, **Director of M/s. Lucknow Buildwell Private Limited**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at **94, Ganpati Square, Vijay Nagar Colony, Agra**, do hereby declare that the contents in para-No. 1 to 6 of my above Affidavit are true and correct.

This Affidavit is verified at Agra on 23.12.2025


Deponent




MANESH BAGHEL
Advocate
Regd. No. 8/32/2000
Distt. AGRA

26/12/2025

226007

Classification: Internal