



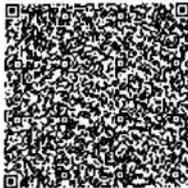
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

ACC Name:- Neeraj Upachyay
Stamp Vendor
License Number-32
E-Stamping ACC ID - UP14329904
Tehsil-Sadar Distt. Agra

Certificate No.	: IN-UP88036749521158T
Certificate Issued Date	: 04-Oct-2021 11:36 AM
Account Reference	: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1432990465292690712001T
Purchased by	: NIPUN INFRADEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: KRISHNA ROYALE
Consideration Price (Rs.)	:
First Party	: NIPUN INFRADEVELOPERS PVT LTD
Second Party	: U P RERA
Stamp Duty Paid By	: NIPUN INFRADEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



-----Please write or type below this line-----

6/2021
9/11/2021



Nipun Infradevelopers Pvt. Ltd.

(Signature)
Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

ACC Name:- Neeraj Upadhyay
Stamp Value
Licence Number-32
E-Stamping ACC ID:- UP14329904
Tehsil-Sadar Distt. Agra

Certificate No.	: IN-UP87872244541361T
Certificate Issued Date	: 04-Oct-2021 10:47 AM
Account Reference	: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1432990464721497343322T
Purchased by	: NOTARY TICKET STAMP
Description of Document	: Article 42 Notarial Act
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NOTARY TICKET STAMP
Second Party	: Not Applicable
Stamp Duty Paid By	: NOTARY TICKET STAMP
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

Nipun Infradevelopers Pvt. Ltd.

Neeraj Upadhyay
Director

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.

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 Nipun Infradevelopers Private Limited through its authorized signatory cum Director Sh. Nitin Agarwal S/o Sh. Dinesh Kumar Agarwal, the promoter of the proposed project Krishna Royale.

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

1. That the firm 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 within which the project shall be completed by me/firm is- **28-07-2026**.
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 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 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.

Nipun Infradevelopers Pvt. Ltd.

Nitin Agarwal
Director,
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 04 day of October 2021

Nipun Infradevelopers Pvt. Ltd.

Nitin Agarwal
Director
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.

Signature Attest
Nita Rani Gupta
Distt. NOTARY, AGGRA
(Gazetted Officer)

4/10/2021



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

AC/ACC/ Sta/ Sta/ Lic/ E-Stamp/ Tehsil-Sadar Distt. Agra
2.2
U4 14329904
Tehsil-Sadar Distt. Agra

Certificate No.	: IN-UP88039661422226T
Certificate Issued Date	: 04-Oct-2021 11:37 AM
Account Reference	: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1432990465300477540836T
Purchased by	: NIPUN INFRADEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: KRISHNA ROYALE
Consideration Price (Rs.)	:
First Party	: NIPUN INFRADEVELOPERS PVT LTD
Second Party	: U P RERA
Stamp Duty Paid By	: NIPUN INFRADEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



-----Please write or type below this line-----

5 non
9/11/2021



Nipun Infradevelopers Pvt Ltd.

[Signature]

Director

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.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC Name:- Neeraj Upadhyay
Stamp No. dc
Licence No. 11-38
E-Stamping ACC ID - UP14329904
Tehsil-Sadar Distt. Agra

Certificate No.	: IN-UP87867328337645T
Certificate Issued Date	: 04-Oct-2021 10:45 AM
Account Reference	: NEWIMPACC (SV)/ up14329904/ AGRA SADAR/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1432990464721523858137T
Purchased by	: NOTARY TICKET STAMP
Description of Document	: Article 42 Notarial Act
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: NOTARY TICKET STAMP
Second Party	: Not Applicable
Stamp Duty Paid By	: NOTARY TICKET STAMP
Stamp Duty Amount(Rs.)	: 10 (Ten only)



-----Please write or type below this line-----



Nipun Infradevelopers Pvt. Ltd.

(Signature)

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 Declaration

Affidavit cum Declaration of Nipun Infradevelopers Private Limited through its authorized signatory cum Director Nitin Agarwal S/o Sh. Dinesh Kumar Agarwal, the promoter of the proposed project Krishna Royale.

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

1. That the firm has a legal title to the land on which the development of the project is proposed
2. The land on Kh. No. 141 (part) Mauza Mohammadpur Tehsil & Distt. Agra on which the project is being developed is under the sole ownership of the company
3. There is no other project registered with RERA on the above-mentioned parcel of land on Kh. No. 141 (part) Mauza Mohammadpur Tehsil & Distt. Agra
4. Till date there have been no bookings or sales done in this project.
5. No Booking, Sale advertisement or related activity will be done before the project duly registered with U.P. RERA.

Nipun Infradevelopers Pvt. Ltd.

Nitin Agarwal
Deponent Director

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 04 day of October 2021.

Nipun Infradevelopers Pvt. Ltd.

Nitin Agarwal
Deponent Director

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.



Signature Attest

Nita R. Gupta
Distt. NOTARY, AGRA
(Gazetted Officer)

4/10/2021

NIPUN INFRADEVELOPERS PRIVATE LIMITED

Reg Office: UG 9, Madhav Palace, Plot No. 4, 5 Sector-3 B, Avas Vikas Colony, Sikandra, Agra
email id: nipuninfradevelopers@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON MONDAY, 06TH SEPTEMBER, 2021 AT THE REGISTERED OFFICE OF THE COMPANY UG 9, Madhav Palace, Plot No. 4, 5 Sector-3 B, Avas Vikas Colony, Sikandra, Agra UP 282007 IN AT 11.00 A.M.

TO AUTHORIZATION FOR SIGNING OF RERA DOCUMENTS

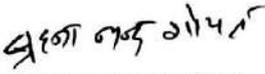
"RESOLVED THAT All the Directors of the Company i.e. NITIN AGARWAL (DIN: 03412335) be hereby authorized to do Rera Documents on the behalf of company. They also authorize to do all acts deeds, matters and things as deem necessary, proper or desirable and to sign and execute all necessary documents, applications and returns along with filling of necessary e-form with Registrar of Companies."

RESOLVED FURTHER THAT Director of the Company NITIN AGARWAL authorize to do Rera Documents, all acts deeds, matters and things as deem necessary, proper or desirable and to sign and execute all necessary documents, applications and returns along with filling of necessary e-form with Registrar of Companies"

For NIPUN INFRADEVELOPERS PRIVATE LIMITED


NITIN AGARWAL
DIRECTOR: 00454865


RAKESH AGARWAL
DIRECTOR: 00810872


BRAHMA NAND GOYAL
DIRECTOR: 011014151


MONIKA BANSAL
DIRECTOR: 02963333


SHARDUL GARG
DIRECTOR: 03412335

DATE:
06/09/2021
PLACE: AGRA