

सत्यमेव जयते

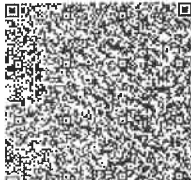
INDIA NON JUDICIAL

Government of Uttar Pradesh

PRAVESH KUMAR
ACC ID -UP14082504
Chamber No.22,
Tehsil Compound, GZB.

e-Stamp

Certificate No.	: IN-UP51817973211566U
Certificate Issued Date	: 25-Jul-2022 09:34 PM
Account Reference	: NEWIMPACC (SV)/ up14082504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408250493673472592265U
Purchased by	: GAURSONS INDIA PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GAURSONS INDIA PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GAURSONS INDIA PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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. Sarthak Gaur** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15 April 2026.

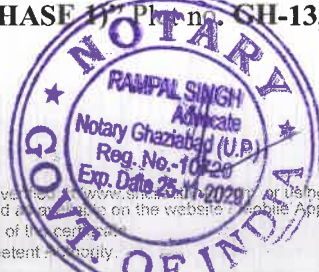
I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed "GAUR ALARIS (PHASE IV)" Plot No. GH-13, SECTOR-22D, YEIDA, GAUTAM BUDDH NAGAR, U.P

OR

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified on www.stampduty.gov.in or Using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and 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.



Promoter have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

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

2. That the said land is free from all encumbrances.
OR

That details of encumbrances **N. A.** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **09-06-2031**
4. That seventy per cent 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 / has 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, as the case may be, on any grounds.

For Gaursons India Pvt. Ltd

Deponent ✓

Verification

Authorised Signator

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 day of

Place :

Date :



ATTESTED
RAMPAL SINGH
Advocate
Notary Ghaziabad (U.P.)
Reg. No.-10720
Exp. Date 25-11-2029

For Gaursons India Pvt. Ltd

Deponent ✓
Authorised Signator