**INDIA NON JUDICIAL****Government of Uttar Pradesh****e-Stamp**

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

Certificate No.

IN-UP89338803235513U

Certificate Issued Date

07-Sep-2022 04:58 PM

Account Reference

NEWIMPACC (SV)/ up14082504/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

SUBIN-UPUP1408250470498219038903U

Purchased by

GAURSONS PROMOTERS PVT LTD

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

GAURSONS PROMOTERS PVT LTD

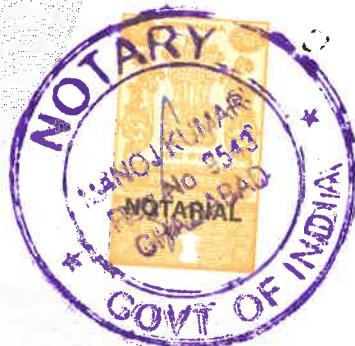
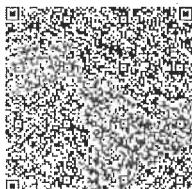
Second Party

Not Applicable

Stamp Duty Paid By

GAURSONS PROMOTERS PVT LTD

Stamp Duty Amount(Rs.)

10
(Ten only)

(IN-UP89338803235513U)

*Please write or type below this line

FORM 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

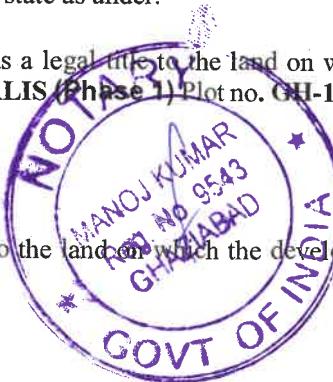
Affidavit cum Declaration of **Mr. Manoj Gaur** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25 July 2025.

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

- That I / promoter have / has a legal title to the land on which the development of the project is proposed **GAUR CHRYSALIS (Phase 1) Plot no. GH-12, SECTOR-22D, YEIDA, GAUTAM BUDDH NAGAR, U.P**

OR

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



Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.stampit.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.
- The onus of checking the legitimacy is on the user of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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 05-10-2030

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.

MKW
Deponent



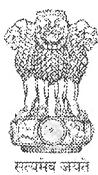
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of
Place Ghaziabad
Date 06/10/2025

MKW
Deponent

ATTESTED

MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No. 9543

**INDIA NON JUDICIAL****Government of Uttar Pradesh****e-Stamp**

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

Certificate No.	: IN-UP89337531022424U
Certificate Issued Date	: 07-Sep-2022 04:57 PM
Account Reference	: NEWIMPACC (SV)/ up14082504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408250470503555741554U
Purchased by	: GAURSONS PROMOTERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 10
First Party	: GAURSONS PROMOTERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GAURSONS PROMOTERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



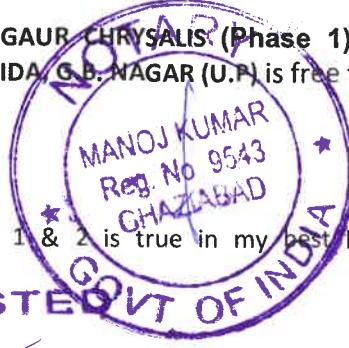
IN-UP89337531022424U

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AFFIDAVIT

I Manoj Gaur S/O Shri B L Gaur. R/O Gaur Biz Park, Plot No-01, Abhay Khand II, Indirapuram, Ghaziabad (UP) Director of the Company "M/S GAURSONS PROMOTERS PRIVATE LIMITED" for its

1. Project **GAUR CHRYSALIS (Phase 1)** at Plot no. **GH-12, SECTOR-22D, Yamuna Expressway Industrial Development Authority (YEIDA), GAUTAM BUDDH NAGAR, U.P** do here by undertake as under:-
2. That, the name and address of the Deponent as well as its Authorized Signatory mentioned here are true.
3. That, the said project **GAUR CHRYSALIS (Phase 1)** at Plot no. **GH-12, SECTOR-22D, SITUATED IN GREATER NOIDA, G.B. NAGAR (U.P)** is free from any Encumbrances till date.



MRK
Deponent

Verification: The above Para's 1 & 2 is true in my best knowledge. This verified by me on
Ghaziabad (U.P).

ATTESTED**GOVT OF INDIA**

MANOJ KUMAR
Advocate & Notary

Govt. of India, Reg. No-9543

MRK
Deponent

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3. In case of any discrepancy please inform the Competent Authority.

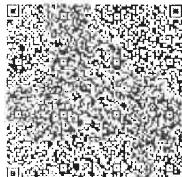


INDIA NON JUDICIAL
Government of Uttar Pradesh

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

e-Stamp

Certificate No. : IN-UP89335576180863U
Certificate Issued Date : 07-Sep-2022 04:56 PM
Account Reference : NEWIMPACC (SV)/ up14082504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408250470520019378036U
Purchased by : GAURSONS PROMOTERS PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : GAURSONS PROMOTERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : GAURSONS PROMOTERS PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



AFFIDAVIT

I, Manoj Gaur S/O Shri B.L. Gaur R/O Gaur Biz Park, Plot no.-1, Abhay Khand-II, Indirapuram, Ghaziabad, U.P. Director of the Company "M/S GAURSONS PROMOTERS PRIVATE LIMITED" For its Group housing Project **GAUR CHRYSALIS (Phase 1)** at **Plot no. GH-12, SECTOR-22D, Yamuna Expressway Industrial Development Authority (YEIDA), GAUTAM BUDDH NAGAR, (U.P)** do hereby solemnly affirm and state as under:-

1. That, the name and address of the Deponent as well as its Authorized Signatory mentioned here are true.
2. That, the company has not made any bookings / sales for the above project till date.
3. That, the Company confirms that there is no other project registered in RERA on the same **GAUR CHRYSALIS (Phase 1)** at **Plot no. GH-12, SECTOR-22D, Yamuna Expressway Industrial Development Authority (YEIDA), GAUTAM BUDDH NAGAR, (U.P)** Khasra number as proposed for this project.
4. That, the Company had not made any advertisement and marketing including the social media circulations etc. for the above project till date.

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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.

5. That, in future, if any discrepancy found regarding the above undertaking, the company will be liable for the same.

MK
Deponent

Verification: The above Para 1 to 5 are true in my best knowledge.

This is verified by me on 19/sep/2025, at Ghaziabad.

MK
Deponent



ATTESTED

MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No. 9543