



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



Certificate No.	: IN-UP218275922437777
Certificate Issued Date	: 07-Jan-2021 02:13 PM
Account Reference	: NEWIMPACC (SV)/ up14006604/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400660436570492500964T
Purchased by	: ROYALGOLF LINK CITY PROJECTS PRIVATE LIMITED
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ROYALGOLF LINK CITY PROJECTS PRIVATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: ROYALGOLF LINK CITY PROJECTS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



.....Please write or type below this line.....

### AFFIDAVIT CUM DECLARATION

I, Mr. M. Singh duly authorized by promoter, M/S Royal Golf Link City Projects Pvt. Ltd. of the proposed project "Migsun Galleria" do hereby solemnly declare, undertake and state as under.

1. That Promoter has a legal title to the land on which the development of the project is proposed is to be carried out and a legally valid authentication of title of such land along with an authentic copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

Royalgolf Link City Projects Pvt. Ltd.

Authorized Signatory/ Director

#### Statutory Alert.

1. The authenticity of this Stamp certificate should be verified at [www.upsstamp.com](http://www.upsstamp.com) or using e Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App servers, it would
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please submit the Complaint Authority.

2. That there is a proportionate encumbrance of Rs. 4.016 Crore on the said project as per the details attached.
3. That the time period within which the project shall be completed by promoter is Five Years commencing from November, 2020.
4. That seventy percent of the amount 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. The detail of separate Bank Account is as-
 

Account No.	57500000608712
Bank Name	HDFC BANK
Account Name	RLCPPL MIGSUN GALLERIA RERA ESCROW ACCOUNT
Bank Branch	ALPHA COMMERCIAL, GREATER NOIDA.
5. That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from 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 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 is shall be verified during 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 Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

**Verification:**

The contents of above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from.  
 Verified by me at Gautam Budh Nagar on this 8<sup>th</sup> day of March 2021.



**ATTESTED**  
 Virendra Kumar Garg  
 Advocate & Notary  
 Gautam Budh Nagar-

Authorized Signatory/ Direct Deponent

Deponent  
 Royalgolf Link City Projects Pvt. Lt

Authorized Signatory/ Direct