



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP36834025713909V
Certificate Issued Date : 16-Jun-2023 06:38 PM
Account Reference : NEWIMPACC (SV)/ up16051404/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1605140457053252487469V
Purchased by : GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

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. Manoj Gaur** promoter of the proposed project / duly authorized by the promoter of the proposed project.

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 NYC RESIDENCES**" Plot No. GH-06, Sector-3, Kingwood Enclave, Wave City, Tehsil & Distt. Ghaziabad, U.P

OR



MKG

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shchd.in' or using e-Stamp Mobile App of Stock Holding Corporation of India.
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 **06.08.2029**
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.

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 day of
Place
Date



MKG
Deponent

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

MKG
Deponent



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP23158497960958T
Certificate Issued Date	: 03-Aug-2021 02:14 PM
Account Reference	: NEWIMPACC (SV)/ up14082504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408250408402353142217T
Purchased by	: GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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

AFFIDAVIT

1. I **Manoj Gaur S/o sh. B L Gaur**. R/o Gaur Biz Park, Plot No-01, Abhay Khand II, Indirapuram, Ghaziabad (UP) Director of the Company **M/s Gaursons Hi-Tech Infrastructure Private Limited** for its Project "**GAUR NYC RESIDENCES**" at Plot No. **GH-06, Sector-3, Kingwood Enclave, Wave City, Tehsil & Distt. Ghaziabad, U.P** do here by undertake as under:-

Manoj



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using a 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.

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 NYC RESIDENCES"** at Plot No. GH-06, Sector-3, Kingwood Enclave, Wave City, Tehsil & Distt. Ghaziabad, U.P, is free from any Encumbrances till date.

mkv

Deponent

Verification: The above Para's 1 & 3 is true in my best knowledge. This verified by me on Ghaziabad (U.P).

mkv

Deponent



ATTESTED

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



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

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

Certificate No.	: IN-UP23160117235721T
Certificate Issued Date	: 03-Aug-2021 02:15 PM
Account Reference	: NEWIMPACC (SV)/ up14082504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1408250408402181818457T
Purchased by	: GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: GAURSONS HI TECH INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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

AFFIDAVIT

I **Manoj Gaur** S/o Sh. **B L Gaur**. R/o Gaur Biz Park, Plot No-01, Abhay Khand II, Indirapuram, Ghaziabad (U.P.) Director of the Company **M/S Gaursons Hitech Infrastructure Private Limited** for its Project "**GAUR NYC Residences at Plot No. GH-06, Sector-3, Kingwood Enclave, Wave City, Tehsil & Distt. Ghaziabad, U.P.**" do here by undertake as under:-

1. That, the name and address of the Deponent as well as its Authorized Signatory mentioned here are true.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcstamp.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 renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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 Khasra number as proposed for this project **"GAUR NYC Residences at Plot No. GH-06, Sector-3, Kingwood Enclave, Wave City, Tehsil & Distt. Ghaziabad, U.P.**
4. That, the Company had not made any advertisement and marketing including the social media circulations etc. for the above project till date.
5. That, in future, if any discrepancy found regarding the above undertaking, the company will be liable for the same.

MKG

Deponent

Verification:

The above Para 1 to 5 are true in my best knowledge. This is verified by me onat
Ghaziabad.



MKG

Deponent

ATTESTED
[Signature]
MANOJ KUMAR
Advocate & Notary
Govt. of India, Reg. No-9543