

INDIA NON JUDICIAL

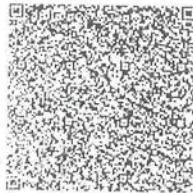
Government of Uttar Pradesh

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मंत्रिका अग्रवाल स्टाम्प विक्रेता

लाइसेंस संख्या 456
Dt. Mo 0599655996

| | |
|---------------------------|---|
| Certificate No. | : IN-UP69480937625918V |
| Certificate Issued Date | : 25-Jul-2023 04:25 PM |
| Account Reference | : NEWIMPACC (SV)/ up14082604/ GHAZIABAD SADAR/ UP-GZB |
| Unique Doc. Reference | : SUBIN-UPUP1408260434136056417013V |
| Purchased by | : GOLF LAKE LLP |
| Description of Document | : Article 4 Affidavit |
| Property Description | : Not Applicable |
| Consideration Price (Rs.) | : |
| First Party | : GOLF LAKE LLP |
| Second Party | : Not Applicable |
| Stamp Duty Paid By | : GOLF LAKE LLP |
| 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./Ms. MANOJ GAUR promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____;

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

OR



M.G.W.

Notary Alert:

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

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 enclosed in upload ^{documents} 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 17.07.2028
4. That seventy per cent of the amounts realised 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 utilised 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.



MKV *

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

Verification

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

Verified by me at on this day of

Place GHAZIA BAD.
Date

MKW *
Deponent



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



भलका अग्रवाल स्टाम्प विक्रेता
लाइसेंस संख्या 456
धर Mo 0599655996

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|---------------------------|---|---|
| Certificate No. | : | IN-UP69475539492304V |
| Certificate Issued Date | : | 25-Jul-2023 04:22 PM |
| Account Reference | : | NEWIMPACC (SV)/ up14082604/ GHAZIABAD SADAR/ UP-GZB |
| Unique Doc. Reference | : | SUBIN-UPUP1408260434124967725352V |
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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 Golf Lake LLP. for its Project **“Trecento Residences-A”/Condominium Apartments, Type-IV, Sun Court, B-6a, (CT-4/Tower-A), Jaypee Greens (A Division of Jaiprakash Associates Limited),** at Golf Course Land-1, Surajpur-Kasna Road, Sector-19 & 25, Greater Noida, Gautam Budh 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 “Trecento Residences-A”/Condominium Apartments, Type-IV, Sun Court, B-6a, (CT-4/Tower-A), Khasra number as proposed for this project.

504 *Journal of Health Politics, Policy and Law*

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

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.

MKJ *
Deponent

MKJ *
Deponent

Verification: The above Para 1 to 5 are true in my best knowledge. This is verified by me on at Ghaziabad.



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

**INDIA NON JUDICIAL**

IN-UP11799286169932V

Government of Uttar Pradesh**e-Stamp**

Certificate No.

IN-UP11799286169932V

Certificate Issued Date

13-Sep-2023 11:45 AM

Account Reference

NEWIMPACC (SV)/ up14042704/ GAUTAMBUDH NAGAR 2/ UP-GBN

Unique Doc. Reference

SUBIN-UPUP1404270419252844166577V

Purchased by

JAIPRAKASH ASSOCIATES LIMITED

Description of Document

Article 4 Affidavit

Property Description

Not Applicable

Consideration Price (Rs.)

.

First Party

JAIPRAKASH ASSOCIATES LIMITED

Second Party

Not Applicable

Stamp Duty Paid By

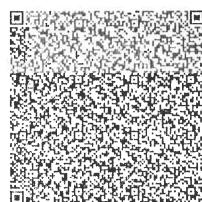
JAIPRAKASH ASSOCIATES LIMITED

Stamp Duty Amount(Rs.)

100

(One Hundred only)

Signature *Navin Kumar Sharma*
 Acc Name- Navin Kumar Sharma, Accode UP14042704
 Acc Add- Greater Noida, Mobile- 9911468829
 License No. 173/2020, Distric G B Nagar



IN-UP11799286169932V

This stamp paper is an integral part of Affidavite cum No objection Certificate issued by Jaiprakash Associates Ltd on 13/9/2023.

*Okkpet***Statutory Alert:**

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

AFFIDAVITE CUM NO OBJECTION CERTIFICATE

Jaiprakash Associates Limited, (hereinafter referred to as the "Company") a public limited company incorporated under the provisions of Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, having its registered office at Sector 128, Noida-201304, Uttar Pradesh, represented herein by **Mr. Navneet Kumar Saxena** duly authorized vide power of attorney dated 01/11/2021 does hereby solemnly affirm and declare as under:

- 1- The building plans of the project 'Sun Court Tower-A' on the plot no. Condominium Apartments, Type - IV, B-6a (CT-4 / Tower A) situated in Jaypee Greens, Land-1 Surajpur Kasna Road, Sector-19 & 25 Greater Noida, Gautam Budh Nagar, Uttar Pradesh forming part of an integrated township being developed by the Company in the name and style of 'Jaypee Greens' have already been sanctioned in the name of the Company, by the Greater Noida Industrial Development Authority (GNIDA) vide its letter dated letter dated 18.07.2023 bearing reference number 4493/2023/1493.
- 2- The said land was leased to JAYPEE GREENS LIMITED (Formerly known as Mussoorie Hotels Limited) by virtue of the lease deed 1 and lease deed 2 executed by GNIDA. Jaypee Greens Limited was subsequently amalgamated into the Company by virtue of the order dated August 08, 2006 passed by the High Court of Judicature at Allahabad in the Company Petition No. 24.
- 3- The Company had mortgaged some of the land and the project inventory developed by it including Sun Court tower A (B6a) vide Mortgage Deed dated 11.09.2012 to HDFC LTD. Subsequently HDFC invoked SARFAESI and took the physical possession of the said property and sold the same to Golf Lake LLP through sale certificate dated 29.03.2019 which was duly registered in the office of Sub-Registrar, Sadar Greater Noida, Gautam Budh Nagar, Uttar Pradesh on August 11, 2023.
- 4- Golf Lake LLP is in the process of registration of this Project under RERA and has already submitted an application with the Uttar Pradesh Real Estate Regulatory Authority (RERA) in the name and style of '**TRECENTO RESIDENCES by Gaurs**'. In this context, the LLP shall be solely responsible towards the development of the project, its allottees, their allotments, receipts of money, and the execution and registration of the sub-lease deeds.
- 5- The Company hereby confirms that it has no objection for issuance of RERA registration in the name of the Golf Lake LLP and further affirms its consent, confirmation, and acknowledgment of its unreserved support for obtaining Occupancy certificate /Completion certificate from GNIDA.

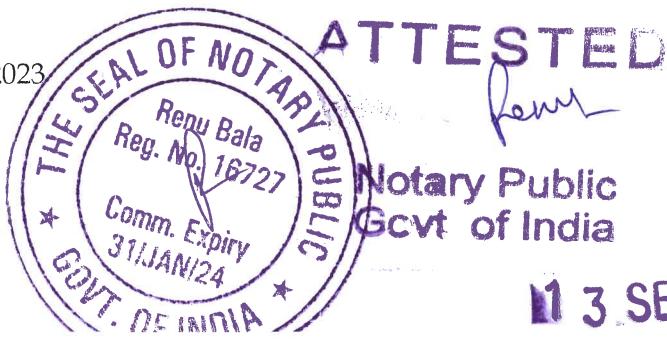
At Jaypee
Deponent/Company



VERIFICATION:

This is hereby Verified that the contents of my abovementioned affidavit are true to the best of my knowledge and belief and nothing untrue has been stated above, not any facts has been concealed.

Date : 13.9.2023



Notary Public
Gvt of India

13 SEP 2023

At Jaypee
Deponent/Company

