

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

भारत अग्रवाल स्टाम्प विक्रेता

नाइसेस संख्या 456

Mo 9599655996

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



*MSV*

**Statutory Alert:**

1. The authenticity of the stamp certificate should be verified at 'www.shreestamp.com' or using e-Stamp Mobile App of Stock Holding Corp. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The burden of checking the genuineness is on the users of the certificate.
3. 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 uploaded 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.



MSY

\*

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.

 \*  
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

 \*  
Deponent



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



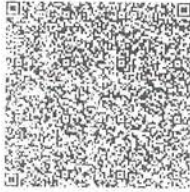


# INDIA NON JUDICIAL Government of Uttar Pradesh

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भारत अग्रवाल स्टाम्प विक्रेता  
नाइसेस सख्या 456  
Mo 9599655996

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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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 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.



my

\*

### Statutory Alert:

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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.

*MKV* \*  
Deponent

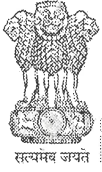
**Verification:** The above Para 1 to 5 are true in my best knowledge. This is verified by me on ..... at Ghaziabad.

*MKV* \*  
Deponent



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





INDIA NON JUDICIAL

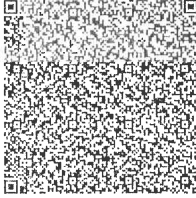
Government of Uttar Pradesh

IN-UP11799286169932V

e-Stamp

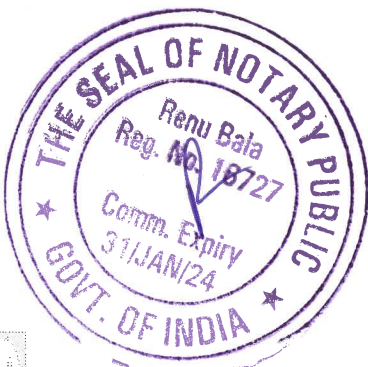
Signature: *Navin*  
 Acc Name- Navin Kumar Sharma, Acc code UP140477M4  
 Acc Add- Greater Noida, Mobile- 9911468829  
 License No.-173/2020, Distric G B Nagar

Certificate No. : IN-UP11799286169932V  
 Certificate Issued Date : 13-Sep-2023 11:45 AM  
 Account Reference : NEWIMPACC (SV)/up14042704/ GAUTAMBUDDH 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)



IN-UP11799286169932V

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

*Attest*

## Statutory Alert:

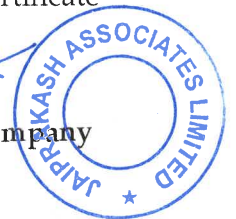
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## AFFIDAVITE CUM NO OBJECTION CERTIFICATE

**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 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 Gaur’s**’. 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.

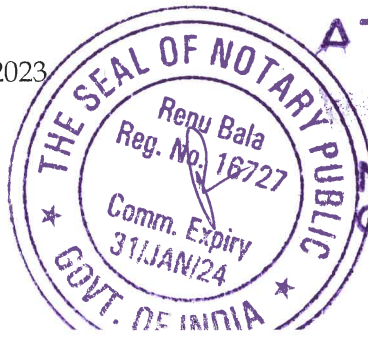
  
Deponent/Company



### 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



**ATTESTED**

  
Notary Public  
Govt of India

  
Deponent/Company



**13 SEP 2023**