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Article 4 Affidavit

Property Description

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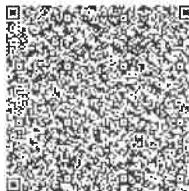
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## AFFIDAVIT

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 "Golf Horizon LLP" For its Project "Legacy by Gaurs" at Plot no. B-10, JAYPEE GREENS SITUATED IN GREATER NOIDA, G.B. 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 "Legacy by Gaurs" at **Plot no. B-10, JAYPEE GREENS SITUATED IN GREATER NOIDA, G.B. 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.
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 on ..... at Ghaziabad.

*MKG*  
Deponent



**ATTESTED**

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



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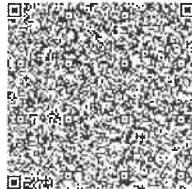
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: Article 4 Affidavit  
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**FORM 'B'**  
**[See rule 3(4)]**

**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 "Legacy by Gaurs" Plot no. **B-10, JAYPEE GREENS SITUATED IN GREATER NOIDA, G.B. 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

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.

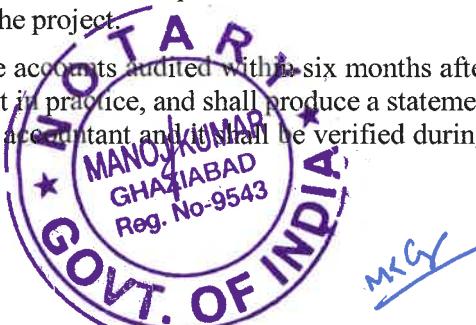
- 3. That the time period within which the project shall be completed by me/promoter is **28.09.2029****

- 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.

*MK*  
Deponent

### 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

*MK*  
Deponent



**ATTESTED**

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