



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP71686016744282X

e-Stamp

MOHAMMAD SALMAN ALI

Stamp Vendor

Licence No: UP14090904

Mobile No: 9958843095

₹10

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP71686016744282X

02-Aug-2025 01:52 PM

NEWIMPACC (SV)/ up14090904/ GHAZIABAD SADAR/ UP-GZB

SUBIN-UPUP1409090441049213757827X

GAURABUILDERS PRIVATE LIMITED

Article 4 Affidavit

Not Applicable

GAURABUILDERS PRIVATE LIMITED

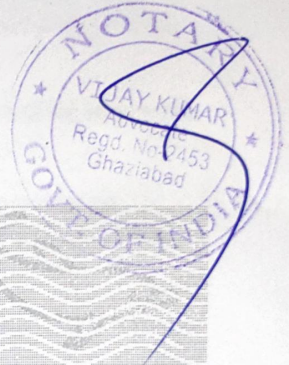
Not Applicable

GAURABUILDERS PRIVATE LIMITED

10

(Ten only)

सत्यमेव जयते



IN-UP71686016744282X

Please write or type below this line

For Gaurabuilders Pvt. Ltd.
Director

2 AUG 2025

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-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.

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 Mahesh Chand Garg Director of the proposed project(CHURNING MONK) / duly authorized by the promoter of the proposed project, vide its 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 have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me in 48 months end date 30 june 2029.
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.
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.

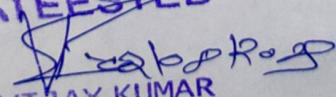

For Gaura Builders Pvt. Ltd.

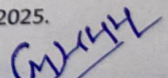
Deponent Director

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 04 july 2025.

ATEESTED


VIJAY KUMAR
Regd. No-2453
Notary Ghaziabad
2 AUG 2025


For Gaura Builders Pvt. Ltd.
Deponent

Director