



INDIA NON JUDICIAL



IN-UP05380171241585V

Government of Uttar Pradesh

e-Stamp

Certificate No.

: IN-UP05380171241585V

₹100

Certificate Issued Date

: 18-Dec-2023 03:59 PM

Account Reference

: NEWIMPACC (SV)/ up14013804/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1401380406575848759454V

Purchased by

: GOLFGREEN MANSIONS PRIVATE LIMITED

Description of Document

: Article 19 Certificate or other Document

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: GOLFGREEN MANSIONS PRIVATE LIMITED

Second Party

: Not Applicable

Stamp Duty Paid By

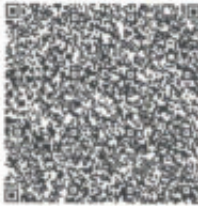
: GOLFGREEN MANSIONS PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)

₹100₹100₹100₹100

सत्यमेव जयते



Signature: *Kanika*
ACC Name - Kanika Aggarwal ACC Code - UP14013804
ACC Add - Noida - Mobile - 9650236878
License No - 180/2020, Tehsil & District - G.B. Nagar

₹100

IN-UP05380171241585V

Please write or type below this line

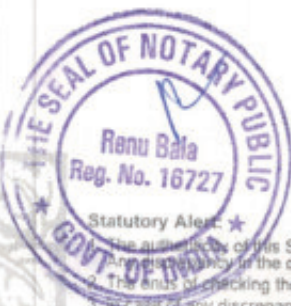
Affidavit cum Declaration

**Affidavit cum Declaration of Mr. Pramod Bahl, Director of M/s
Golfgreen Mansions Pvt. Ltd. promoter of the proposed project / duly
authorized by the promoter of the proposed project, vide its/his/their
authorization dated 20-12-2023.**

For Golfgreen Mansions Pvt. Ltd.

Pramod Bahl

(Authorised Signature)



Statutory Alert

The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding
Corporation of India. The details on this Certificate and as available on the website / Mobile App renders it invalid.
The ends of checking the legitimacy is on the users of the certificate
In case of any discrepancy please inform the Competent Authority.

I, Pramod Bahl, Director of M/s Golfgreen Mansions Pvt. Ltd. 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 M/s Golfgreen Mansions Pvt. Ltd, promoter 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/ promoter is 12th Dec 2028.
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.



For Golfgreen Mansions Pvt. Ltd.
Pramod Bahl

(Authorised Signature)

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 Golfgreen Mansions Pvt. Ltd.

Renu Bala

(Authorised Signature)

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 Noida on this day of 20-12-2023.

For Golfgreen Mansions Pvt. Ltd.

Renu Bala

(Authorised Signature)

Deponent



Renu Bala
ATTESTED

Notary Public
Govt. of India

20 DEC 2023