



**AFFIDAVIT**

I, **Pratap Singh Rathi S/o Late Sh. Dheeraj Kumar, R/o C-67-68, Sector-44, Noida ,Gautam Buddha Nagar, UP-201303**, do hereby solemnly affirm and state as under:

1. That I am the Authorized Signatory of **M/s Star Landcraft Private Limited** (the "Promoter"), having its registered office at **Plot 01/B, Sector 126 NOIDA UP- 201303**
2. That the Promoter has applied for the registration of the project named "**ACE TECH**" situated at Plot No. 5A , Sector TechZone, Greater Noida, District **Gautam Buddha Nagar, Uttar Pradesh** , under Application **ID1921886**.
3. That in accordance with **Section 4(2)(I)(D)** of the **Real Estate (Regulation and Development) Act, 2016**, the Promoter is required to maintain a Rera Collection account (the "RERA Escrow Account") in a scheduled bank to cover the cost of construction and the land cost, wherein 100% of the amounts realized from the allottees shall be deposited.
4. That the Promoter acknowledges the requirement under the **Lease Deed** of Plot No. 5A, Sector Tech Zone executed with the **Greater Noida Industrial Development Authority (GNIDA)** , regarding the opening of an escrow account with the said Authority as mentioned under Point No.2 of UP RERA Letter dated 17/03/2026.
5. That the Promoter hereby solemnly affirms and declares that the provisions of the **RERA Act, 2016**, being a Central Act and a special legislation for the real estate sector, shall take precedence over the conditions of the Lease Deed of Plot No. 5A.
6. That the Promoter declare and confirm that Balance Land Payment of Plot No. 5A are payable to GNIDA in six half-yearly instalments commencing from 17.4.2025 under the Payment Plan mentioned in the Lease Deed dated 8<sup>th</sup> April, 2025 and the Promoter have already paid two instalments, which has fallen due for payment till date and balance instalments shall be paid as and when falls due.
7. That the Promoter undertakes to open and maintain the **RERA Escrow Account** as per the statutory requirements of **Section 4(2)(I)(D)** of the Act. The operations of this account shall strictly follow the RERA guidelines, and this commitment hereby overrides the conflicting requirement of opening a separate escrow account with the Greater Noida Authority for the same project purpose.
8. That the contents of this affidavit are true to my knowledge and belief, and no part of it is false.



Star Landcraft Pvt. Ltd.

✓ *Pratap*  
Authorized Signatory

PSR  
DEPONENT

**Verification:** Verified at **NOIDA** on this \_\_\_\_\_ day of **March** 2026, that the contents of the above affidavit are true and correct to the best of my knowledge and no material fact has been concealed therefrom.

Star Landcraft Pvt. Ltd.

✓ *Pratap*  
Authorized Signatory

PSR  
DEPONENT

**ATTESTED**

*PSR*  
**RAMBIR SHARMA**  
Advocate Notary  
(G.B. Nagar)

**19 MAR 2026**