



INDIA NON JUDICIAL



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Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP64207449795849X	₹100
Certificate Issued Date	: 24-Jan-2025 02:20 PM	
Account Reference	: NEWIMPACC (SV)/ up14014904/ GAUTAMBUDDH NAGAR 1/ UP-GBN	
Unique Doc. Reference	: SUBIN-UPUP1401490425536630128032X	
Purchased by	: PRATAP SINGH RATHI	
Description of Document	: Article 4 Affidavit	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: PRATAP SINGH RATHI	
Second Party	: Not Applicable	
Stamp Duty Paid By	: PRATAP SINGH RATHI	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	

Signature

ACC Name - Vineet Agarwal ACC Code-UP140

ACC No - Noida Mobile - 9971...

Stamp Duty No. - 181/2020, Tensil & Usual-G.B. Noida



₹100

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Please write or type below this line

This Stamp paper is an integral part of above affidavit



THREE C HOMES PVT. LTD.

Authorised Signatory

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.

## Affidavit

I, **PRATAP SINGH RATHI S/o LATE DHEERAJ SINGH RATHI** ( Authorized Signatory) duly authorized by the **THREE C HOMES PVT. LTD (Promoter/Partners)** of the **ACE HIVE** (Proposed project) measuring **20243 SQMTRS** situated at C -01, a part and included in Plot No. **TS-01 SECTOR-22A, Yamuna Expressway, Gautam Budh Nagar (U.P)** total measuring **404860.60. SQMTRS** respectively allotted/Leased by Yamuna Expressway Industrial Development Authority, YEIDA District – Gautam Budh Nagar.(U.P) do hereby solemnly declare, undertake and state as under:

1. That Promoter /Partners has legal title to the land on which the project development is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the promoter shall complete the project is 30.09.2028.
4. That seventy percent of the amounts realized by the 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 accounts 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 the promoter/Partners 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



**THREE C HOMES PVT. LTD.**  
  
**Authorised Signatory**

project and withdrawal has been with the proportion to the percentage of completion of the project.

8. That the promoter /partners shall take all pending approvals on time, for the competent authorities.

9. That the promoter/partners have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the 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 ground.

THREE C HOMES PVT. LTD.  
  
Authorised Signatory

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 Noida on the      th day of January 2024.



THREE C HOMES PVT. LTD.  
  
Authorised Signatory  
Deponent

ATTESTED  
  
M.V. SINGH  
Advocate Notary  
G.B. Nagar NCR

29 JAN 2025