



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP66417940129728Y

e-Stamp

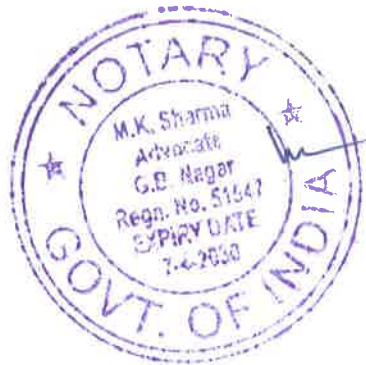


Certificate No. : IN-UP66417940129728Y
Certificate Issued Date : 22-Jan-2026 03:35 PM
Account Reference : NEWIMPACC (SV)/ up14011804/ GAUTAMBUDDH NAGAR 1/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1401180429042828678224Y
Purchased by : PRATAP SINGH RATHI
Description of Document : Article 4 Affidavit
Property 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)



Please write or type below this line

This Stamp paper is an integral part of above Affidavit



For Star Landcraft Pvt. Ltd.

Pratap
Authorized Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shikishik.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** (Authorised Signatory), duly authorised by the **STAR LANDCRAFT PVT.LTD (Promoter/Partners)** of the **ACE TECH** (Proposed project) located at, Plot No. **5A, SECTOR-TECHZONE, Greater Noida, Gautam Budh Nagar (U.P)**, admeasuring **48,567 SQMTS** respectively allotted/Leased by **Greater Noida Industrial Development Authority, GNIDA – 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 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 the promoter is **30.10.2031**.
4. That seventy per cent of the amounts realised 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 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 particular project have been utilized for the project and withdrawal has been in compliance 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 prescribe 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.

For Star Landcraft Pvt. Ltd.

Pratap
Authorized Signatory

Deponent (PSR)

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 ----- day of----- ,2026.

For Star Landcraft Pvt. Ltd.

Pratap
Authorized Signatory

Deponent (PSR)



ATTESTED

MK
MUKESH KUMAR SHARMA
Advocate Notary
Gautam Budh Nagar

3 FEB 2026

3 FEB 2026