



Government of Uttar Pradesh



Signature _____

ACC Name- NARENDRA KUMAR Code- UP14011904
ACC Add- Sec-33, Noida-6 983-2, 9836608463
House No- 33, Tehsil-2 District- G.U. Nagar



Please write or type below this line

This Stamp Paper is an integral part of above affidavit.

Pratap



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shutterstock.com or using the 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

[illegible]

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 ACREVILLE** (Proposed project) located at, **TS-01 SECTOR-22A, Yamuna Expressway, Gautam Budh Nagar (U.P)** admeasuring **404860.60. SQMTS** 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 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 31.03.2026.
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 has 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.

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 October, 2024.

Deponent



ATTESTED

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

15 OCT 2024