



## INDIA NON JUDICIAL



IN-UP21417483488474W

# Government of Uttar Pradesh

**e-Stamp**

Signature

ACC Name - NARAYAN KUMAR - Code - UP14011904  
ACC Add - Sec-33, Noida - 201302 9360684633  
License No - 33, Tehsil & District - UP, India

**Certificate No.**

**Certificate Issued Date**

### Account Reference

Unique Doc. Reference

Purchased by

#### Description of Document

### Property Description

### Consideration Price (Rs.)

### First Read

### Priority

## Second Party

Stamp Duty Paid By

**Stamp Duty Amount(Rs.)**

IN-UP21417483488474W  
14-Oct-2024 03:19 PM  
NEWIMPACC (SV)/ up14011904/ GAUTAMBUDH NAGAR 1/ UP-GBN  
SUBIN-UPUP1401190439771506214238W  
PRATAP SINGH RATHI  
Article 4 Affidavit  
Not Applicable  
PRATAP SINGH RATHI  
Not Applicable  
PRATAP SINGH RATHI  
100  
(One Hundred only)



Please write or type below this line



This stamp paper is an integral part of above affidavit.

Pratap



### Statutory Alerts

1. The authenticity of this Stamp certificate should be verified at [www.shclslegal.com](http://www.shclslegal.com) using e-Stamp Mobile App of Stock Holding Corporation of India. 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 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 15th day of October,2024.



Deponent



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

15 OCT 2024