

Affidavit

I, **PRATAP SINGH RATHI** S/o Late Dhiraj Singh (Authorized Signatory) duly authorized by the **AJAY REALCON INDIA LLP (Promoter/Partners)** of the **ACE TERRA** (Proposed project) located at **Plot No.P-05 & P-06, TS-02/A SECTOR-22D, YEIDA, Gautam Budh Nagar (U.P)** admeasuring 44440.5 SQMTS respectively allotted/Leased by Yamuna Expressway Industrial Development Authority, District – Gautam Budh Nagar.(U.P)-201310 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 28.12.2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Ajay Realcon India LLP

Pratap
Authorized Signatory



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

Ajay Realcon India LLP


Authorised Signatory

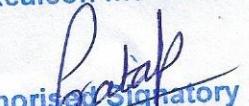
Deponent

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 17th day of January, 2024.

Ajay Realcon India LLP


Authorised Signatory

Deponent

ATTESTED


Naveen Chandra Sharma
Advocate Notary
A-101, Model I.G.P. Nagar



17 JAN 2024