



INDIA NON JUDICIAL



Government of Uttar Pradesh

e-Stamp

IN-UP37623792289451X



Certificate No.

: IN-UP37623792289451X

Certificate Issued Date

: 14-May-2025 02:58 PM

Account Reference

: NEWIMPACC (SV)/ up14006204/ GREATER NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400620472809235104266X

Purchased by

: A R LANDCRAFT LLP

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: A R LANDCRAFT LLP

Second Party

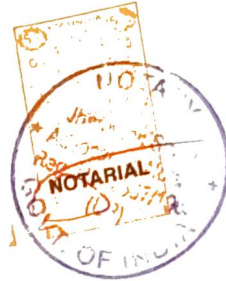
: Not Applicable

Stamp Duty Paid By

: A R LANDCRAFT LLP

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)

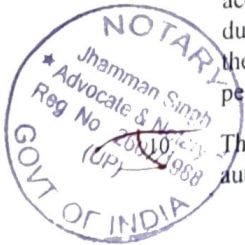


REP-II

AFFIDAVIT CUM DECLARATION

I, Kevin Thomas S/o Thomas P Varghese, authorized representative of AR Landcraft LLP (LLPIN:- AAF-6499) (PAN AAMCA9273E) , a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at UM House, 3rd Floor, Plot No. 35, Sector - 44, Gurgaon, Haryana 122002, (hereinafter referred to as "**Promoter**") do hereby solemnly swear, declare, undertake and state as under:

1. That I am the Authorized Signatory of the Promoter and am duly competent and authorized to depose the present affidavit.
 2. That the Promoter is developing a project known as "**Godrej Avenue 9**" admeasuring 63257 sq m and having **585** total units and other amenities, facilities, services etc. and such other developments as may be permitted (hereinafter referred to as "**Project**") situated on a larger land parcel admeasuring 403575 sqm which is a recreational plot bearing no. REP-I situated at Sector 27, Greater Noida.
 3. That the Promoter has legal title over the land on which the development of Project is proposed.
 4. The said land is free from all encumbrances.
 5. That the time period within which the Project shall be completed by the Promoter is **30th April 2030**.
 6. That 70% (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 the said amount shall be used only for that purpose.
 7. That the amounts from separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.
 8. That the amount from separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant that the withdrawal is in proportion to the percentage of completion of the Project.
 9. That the Promoter 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 Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
- That the Promoter shall take all the pending approvals on time, from the competent authorities.



11. That the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
12. 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 grounds.



VERIFICATION

Verified at Greater Noida that on this 14 day of May 2025, that the contents of the present Affidavit cum Declaration are true and correct to the best of our knowledge and the record maintained by the Promoter and nothing material has been concealed therefrom.



ATTESTED

Jhamman Singh
Advocate & Notary
Reg. No- 2607/1988
(UP)