



उत्तर प्रदेश UTTAR PRADESH

AFFIDAVIT CUM DECLARATION

ES 876402

I, PRATAP SINGH RATHI S/o LATE SH.DHIRAJ SINGH RATHI R/O C-143 Surya Nagar Ghaziabad-201011 Director of **LOGIX BUILDERS & PROMOTERS PRIVATE LIMITED (PAN AABCL9747K) (CIN:-U70109DL2011PTC215314)**, a company incorporated under the Companies Act 1956, having its registered office at 301A, World Trade Tower Barakhamba Lane, Connaught Place New Delhi-11001 (hereinafter referred to as "**Promoter**") do hereby solemnly swear, declare, undertake and state as under:

1. That I am the Authorised signatory of the Promoter and are duly competent and authorised to depose the present affidavit.

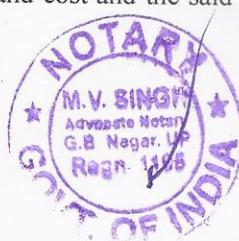
2. That the Promoter is developing a Commercial complex at Plot SC-01/A, Sector 150, Noida, State-Uttar Pradesh admeasuring 5188.60 sqm known as "**ACE MEDLEY AVENUE**" admeasuring ~~19636~~ Sqm Built Up Area (G+6) along with amenities, facilities, services etc. and such other developments as may be permitted ("**AS-Project**")

3. That the Promoter has a legal title over the land on which the development of the **Project** is proposed.

4. That the said land is free from all encumbrances.

5. That the time period within which the **Project** shall be completed by the Promoter is 15th Sepetmeber,2022.

6. That 70% (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 the said amount shall be used only for that purpose.



7. That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of Project.
8. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a practicing chartered accountant, that the withdrawal is in proportion to the percentage of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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. 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 regulations 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.

✓ *Pratap*
Deponent

VERIFICATION

Verified at Noida that on this _____ day of _____, 2019, that the contents of the present Affidavit cum Declaration are true and correct to the best of our knowledge and the records maintained by the Promoter and nothing material has been concealed therefrom.



ATTESTED

M. V. SINGH
ADVOCATE NOTARY
NOIDA, G.B. NAGAR, U.P.

- 8 JUL 2019

✓ *Pratap*
Deponent