



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

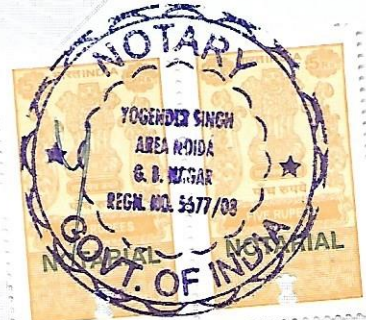
Signature:

ACC Name : SANJAY SHARMA ACC Code UP14001404

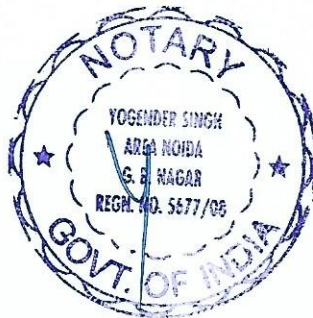
ACC Address Sub-Reg. Office Noida, Mob. 9999337388

License No. 106/06, Tehsil & Distt. - Dadri, G.B. Nagar, U.P.

Certificate No.	: IN-UP00620280333111T
Certificate Issued Date	: 13-Oct-2021 03:24 PM
Account Reference	: NEWIMPACC (SV)/ up14001404/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400140490597650750712T
Purchased by	: ADVANCE COMPUSOFT PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ADVANCE COMPUSOFT PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ADVANCE COMPUSOFT PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-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.

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration Affidavit cum Declaration of Mr. Sudhanshu Rai promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

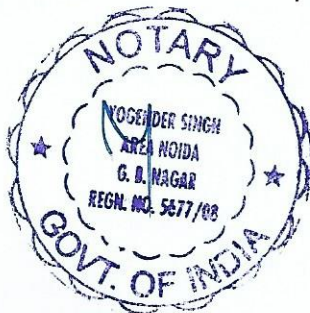
1. That I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me in 36 months
4. That seventy per cent of the amounts realised by me/promoter for 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 account 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 I / 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.


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 on this day of 13 October 2021


Deponent



ATTESTED

YOGENDRA SINGH
NOTARY NOIDA
G.B NAGAR (U.P.) INDIA

13 OCT 2021



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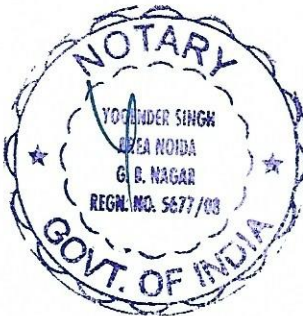
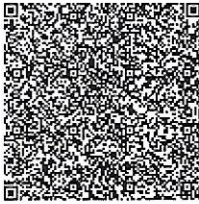
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Signature.....
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License No. 106/06, Tehsil & Distt. - Dadri, G.B. Nagar, U.P.

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AFFIDAVIT

To,
Technical Advisor
Uttar Pradesh Real Estate Authority,
Naveen Bhawan, Kala Kankar Road,
Old Hyderabad, Lucknow
Uttar Pradesh

I, Sudhanshu Rai, S/O Shri Prabhakar Rai, aged 40 years, having office at H-110, sector 63, Noida, Promoter of the M/s Advance Compusoft Pvt. Ltd, real estate project, do hereby solemnly declare, undertake, state and oath as under:

1. That, as per the knowledge derived from the documents, I hereby state that we have been allotted plot bearing No. 19, Techzone 4 Greater Noida and the same is being developed by us under the name and style of Golden Grande-(Phase I).
2. That, I/Promoter states that, till date, neither, we have applied for the RERA registration No. pertaining to Plot No. 19 Techzone 4 Greater Noida, Ghaziabad nor we have sold any plot to anyone pertaining to the abovementioned Plot Nos.


DEPONENT

VERIFICATION

I, solemnly affirm and declare that the particulars given herein are correct to my knowledge and belief and nothing material has been concealed by me therefrom.

Verified by me at Noida on 12 Oct 2021.



ATTESTED

YOGENDRA SINGH
NOTARY NOIDA
G.B. NAGAR (U.P.) INDIA


DEPONENT

13 OCT 2021