



INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP97445584876855Y

e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC Add - Noida - Mobile - 9540079101

License No. - 170/2018, Tehsil & Bistic - G.B. Nagar

Certificate No. : IN-UP97445584876855Y
 Certificate Issued Date : 08-Apr-2026 12:23 PM
 Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400330490000979524744Y
 Purchased by : PRATAP SINGH RATHI
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : PRATAP SINGH RATHI
 Second Party : Not Applicable
 Stamp Duty Paid By : PRATAP SINGH RATHI
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



06 MAY 2026

Please write or type below this line

This Stamp paper is an integral part of above affidavit



06 MAY 2026

FACE INFRA CITY DEVELOPERS PRIVATE LIMITED

Pratap
Authorised Signatory
(PSP)

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shillerstamp.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.

Affidavit

I, **PRATAP SINGH RATHI** S/o **LATE DHEERAJ SINGH RATHI** (Authorised Signatory), duly authorized by the **ACE INFRACITY DEVELOPERS PVT.LTD (Promoter/Partners)** of the **ACE ARTE** (Proposed project) located at, **Plot No. SC-02/G, SECTOR-150, NOIDA DISTRICT- GAUTAM BUDH NAGAR (U.P),** admeasuring **60000.54 SQMTS** respectively allotted/Leased by **New Okhla Industrial Development Authority(NOIDA), 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 15.02.2031.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



06 MAY 2026

For ACE INFRACITY DEVELOPERS PRIVATE LIMITED
Pratap
Authorised Signatory
(PSR)

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

9. That the promoter/partners have 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.

FOR ACE INFRA CITY DEVELOPERS PRIVATE LIMITED

Pratap
Authorised Signatory

Deponent (PSR)

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 6th day of May, 2026.

FOR ACE INFRA CITY DEVELOPERS PRIVATE LIMITED

Pratap
Authorised Signatory

Deponent (PSR)



06 MAY 2026

ATTESTED
VIRENDRA SINGH
ADVOCATE-NOTARY
DISTT-GAUTAM BUDH NAGAR

06 MAY 2026

