



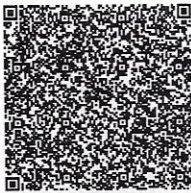
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature
ACC NAME ASHOK KUMAR SHARMA
ACC Code UP14004604 ACC NOIDA U.P.
M. 8300079335 Licence No. 56/1907
Tehsil Bhatt, G.B. Nagar

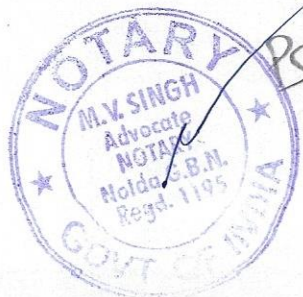
Certificate No.	: IN-UP63589217825297T
Certificate Issued Date	: 08-Apr-2021 05:54 PM
Account Reference	: NEWIMPACC (SV)/ up14004604/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400460414710849101543T
Purchased by	: PRATAP SINGH RATHI
Description of Document	: Article 4 Affidavit
Property Description	: C-143, SURYA NAGAR, GHAZIABAD U.P. 201011
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)



Please write or type below this line.....

This Non Judicial Stamp Paper of Rs. 100/- form
part & parcel of the "Affidavit"

Pratap



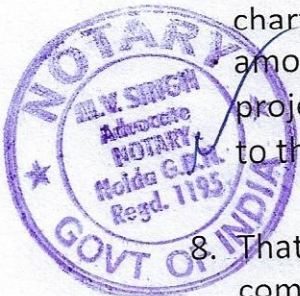
Statutory Alert:

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

Affidavit cum Declaration

I, **Pratap Singh Rathi** S/o Late. Dheeraj Singh Rathi ,(Authorised Signatory), duly authorized by the **Star Landcraft Private Limited (Promoter)** of the **ACE STARLIT(proposed project)** located at **Plot No.SC-01/09, Sector-152, Noida, Gautam Budh Nagar - 201310** do hereby solemnly declare, undertake and state as under:

1. That Promoter has 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 the promoter is 30.04.2025
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 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 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.



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Pratap

9. That the promoter has furnished such other documents as have been prescribed 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 grounds.

PS

Pratap

Deponent

Verification

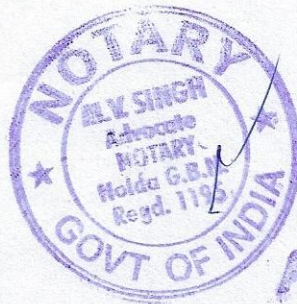
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Noida on this 11th day of April 2021.

PS

Pratap

Deponent



ATTESTED

Noida G.B. Nagar U.P.
M. 838607032

16 APR 2021