



INDIA NON JUDICIAL



IN-UP87555050718390W

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC Add - Noida - Mobile - 9540678101

License No. - 170/2013, Tehsil &amp; District - G.B. Nagar

₹100

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP87555050718390W  
03-Dec-2024 04:19 PM  
NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN  
SUBIN-UPUP1400330471967191262023W  
PRATAP SINGH RATHI  
Article 4 Affidavit  
Not Applicable  
PRATAP SINGH RATHI  
Not Applicable  
PRATAP SINGH RATHI  
100  
(One Hundred only)



Please write or type below this line

IN-UP87555050718390W

This Stamp paper is integral part of above Affidavit.



THREE C HOMES PVT. LTD.  
*Pratap*  
Authorised Signatory

## Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

### Affidavit

I, **PRATAP SINGH RATHI** S/o **LATE DHEERAJ SINGH RATHI** ( Authorized Signatory) duly authorized by the **THREE C HOMES PVT. LTD (Promoter/Partners)** of the **ACE VERDE** (Proposed project) measuring **32273 SQMTRS** situated at GH -01 , a part and included in Plot No. **TS-01 SECTOR-22A, Yamuna Expressway, Gautam Budh Nagar (U.P)** total measuring **404860.60. SQMTS** respectively allotted/Leased by Yamuna Expressway Industrial Development Authority, YEIDA 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 project development is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the promoter shall complete the project is 30.04.2029.
4. That 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 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



THREE C HOMES PVT. LTD.  
*Pratap*  
Authorized Signatory

project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 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 ground.

THREE C HOMES PVT. LTD.  
  
Authorised Signatory

**Deponent**

### Verification

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

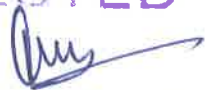
Verified by me at Noida on the   th day of December, 2024.



THREE C HOMES PVT. LTD.  
  
Authorised Signatory

**Deponent**

**ATTESTED**

  
Rajpal Singh Nagar  
Notary Public Noida  
Gautambuda Nagar (U.P.)

20 DEC 2024