



सत्यमेव जयते

INDIA NON JUDICIAL



IN-UP28955962236469W

Government of Uttar Pradesh

e-Stamp

NIKITA GOEL  
STAMP LIC. No.-534  
ACG Code-UP14092504  
Rampur Ghaziebad

Certificate No.	: IN-UP28955962236469W
Certificate Issued Date	: 30-Jul-2024 10:17 AM
Account Reference	: NEWIMPACC (SV)/ up14092504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1409250454561737204267W
Purchased by	: GOVIND PRASAD SHARMA
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: GOVIND PRASAD SHARMA
Second Party	: Not Applicable
Stamp Duty Paid By	: GOVIND PRASAD SHARMA
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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₹100

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IN-UP28955962236469W

This Stamp paper forms an integral part of the above affidavit.



LA Buidtech Private Limited

Authorised Signatory

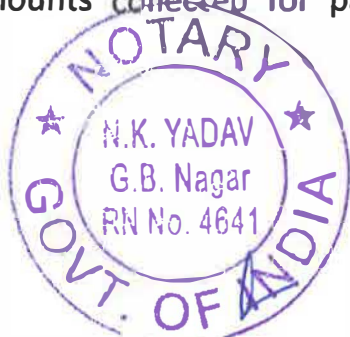
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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

## Affidavit

I, **GOVIND PRASAD SHARMA S/O BISHAN DAYAL SHARMA** ( Authorized Signatory) duly authorized by the **LA BUILDTECH PVT. LTD (Promoter/Partners)** of the **ACE HANEI** (Proposed project) located at, **GH-05, SECTOR-12, Greater Noida, Gautam Budh Nagar (U.P)** admeasuring **26000 SQMTS** respectively allotted/Leased by **Greater Noida Industrial Development Authority, 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 30.10.2028.
4. That 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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



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Authorised 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 has 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.

**Deponent**

LA Buiidtech Private Limited

**Verification**

*G. S. S.*  
Authorised Signatory

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 30th day of July, 2024.



LA Buiidtech Private Limited

*G. S. S.*  
Authorised Signatory

**Deponent**

**ATTESTED**

*N. K. YADAV*  
N. K. YADAV  
Advocate Notary  
(G.B. Nagar)

30 JUL 2024