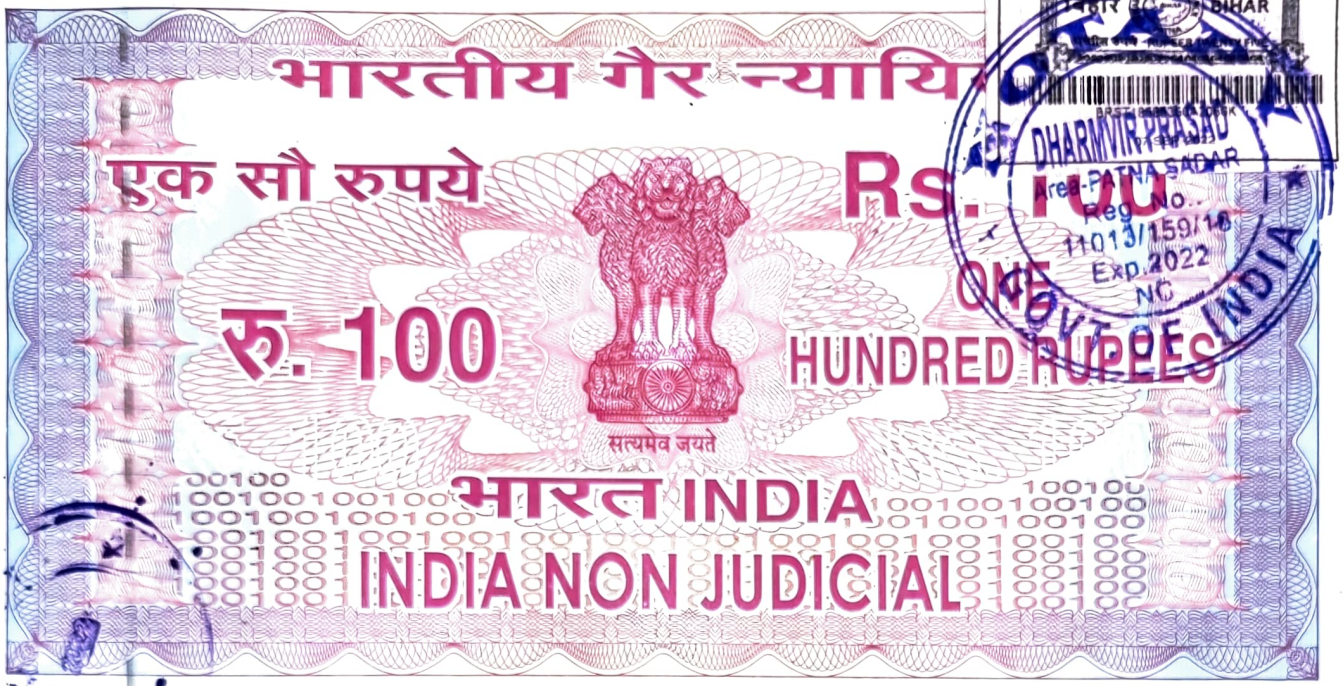


बिहार BIHAR

क्रम संख्या 6922 तिथि 15.09.2022 मूल्य 100 पृष्ट संख्या AA 209344

क्रेता का नाम एवं पता ओम रियलटर्स प्राइवेट लिमिटेड पी.ओ. कंकड़बाग पटना

जगदीश प्रसाद गुप्ता मुद्रांक विक्रेता निबंधन कार्यालय दानापुर ला० नं०06/65

Sl No. 88 Date 15/9/22

Declared before me Shri/Smt. Gyan Mani who is identified by Sri. ..... Advocate Solemnly affirmed

DHARAMVIR PD. Govt of India

FORM B

[See rule 3 (4)]

Affidavit-cum-Declaration

Affidavit cum Declaration **of Mr. Gyan Mani** (Aadhar No. 8883 1360 3625), **Director, Omm Realtors Pvt. Ltd., Patna** (CIN: U45202BR2019PTC043054 / 2019-20) promoter of the project.

I, **Gyan Mani**, **promoter** of the project do hereby solemnly declare, undertake and state as under:

1. That, **Gyan Mani, Promoter**, has a legal title to the land by a **Development Agreement registered at Sub Registration Office, Patna, and Vide Deed No. 9264 on 24.08.2019** on which the development of the project **"Shyam Shanti Estates"** is being carried out.

And a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 23.10.2027

4. That seventy percent of the amounts realised by the promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is proportion to the percentage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 utilized 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.

9. That the promoter has furnished such other documents as have been prescribed by the act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of apartment / building, as the case may be.

Omm Realtors Pvt. Ltd.
Director Deponent.

Verification

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

Verified by me at Patna on this 15th day of September 2022.

Omm Realtors Pvt. Ltd.
Director

Deponent.

NOTARY GOVT. OF INDIA DHARMVIR PRASAD Area-PATNA SADAR Regd. No. 1101/2015/16 Exp. 2022 NC

Identify the deponents Signature L.T.I. who has/have affirmed in My Presence.

15/9/22
Advocate