

उत्तर प्रदेश UTTAR PRADESH

GB 295488

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjeev Madan duly authorized by the Promoter M/s Ozone Builders and Developers Private Limited, of the proposed project vide their Board Resolution dated 20.12.2022;

I, Mr. Sanjeev Madan duly authorized by the promoter of the proposed project 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 through registered consortium agreement dated 29.07.2022.
2. That the said land is free from all encumbrances except 4984.44 square meters of land mortgaged to the competent authority (Aligarh Development Authority) against committed development works.
3. That the time period within which the project shall be completed by me/promoter is 14.12.2027.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

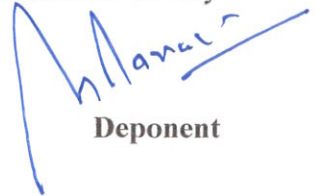
Signature

7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That 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.

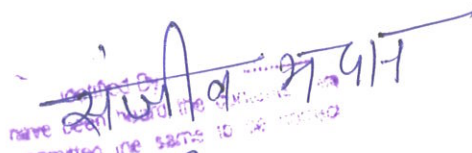

Deponent

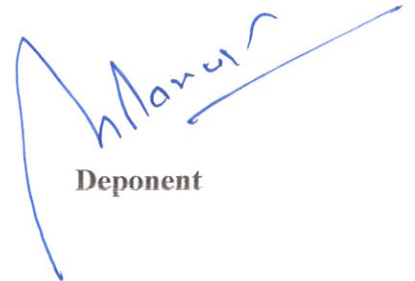
Verification

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

Verified by me at Aligarh on this 10th day of January, 2023




I have been heard the evidence and admitted the same to be correct
NOTARY
Court Aligarh
10/1/23


Deponent