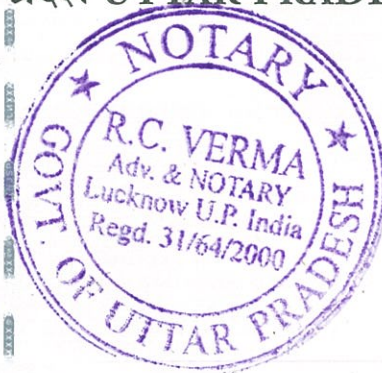


उत्तर प्रदेश UTTAR PRADESH



AFFADAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Jageshwar Dwivedi Director of the Omni Farms Pvt. Ltd. ("Promoter") of the proposed project

I, Jageshwar Dwivedi Director of the Promoter, whose registered office is situated at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi 110025 and Corporate office at 2nd floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, which is developing a project named 'Eldeco Select at Sabhagyan' at Saubhagyan, Amar Shaheed Path, Lucknow (Project) hereby solemnly declare, undertake and state as under:

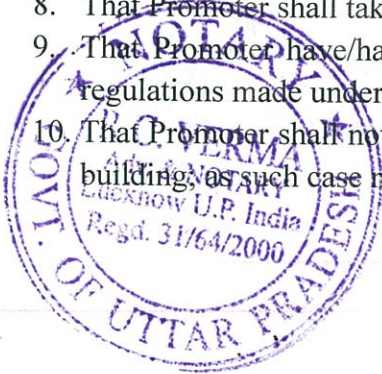
[Signature]



Sworn and Verified
Before me

[Signature]
R. C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd 31/64/2000

1. Promoter has the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land of the proposed Project is free from all encumbrances.
3. That the time period within which the Project shall be completed by the Promoter is June 18, 2021.
4. That seventy percent of the amounts realised by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only 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 That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 have/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 time of allotment of any apartment, plot or building, as such case may be, on any grounds.





Deponent

Verification

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

Verified by me at Lucknow on this 1st day of October, 2019.


Deponent

Sworn and Verified
Before me

R. C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd 31/64/2000