



Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL22985882235161V
Certificate Issued Date	: 19-Jun-2023 06:44 PM
Account Reference	: IMPACC (IV)/ dl963703/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL96370315597040581228V
Purchased by	: OMAXE PANCHAM REALCON PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: OMAXE PANCHAM REALCON PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: OMAXE PANCHAM REALCON PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

G. K.

1. 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.
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.

FORM 'B'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s Omaxe Pancham Realcon Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at 10, Local Shopping Complex, Kalkaji, New Delhi-110019, the Promoter of the proposed project "Omaxe Sangam Plaza" situated at Village Mawaiya Uparhar, Tehsil-Karchhana, Prayagraj, Uttar Pradesh, acting through its Authorised Signatory Mr. Gaurav Goel, authorised vide Board Resolution dated 1.09.2022.

I, Gaurav Goel duly authorized by M/s Omaxe Pancham Realcon Pvt. Ltd., the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, the Promoter has a 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 30.05.2028.
4. That, seventy percent 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
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 utilised 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 rules and regulations made under the Act.

10. That, the Promoter shall not discriminate against any allottee at the time of allotment of any Residential Unit/Floor 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 therefrom.

Verified by me at Rayagiri on this 21st day of June 2023


Deponent