



UTTAR PRADESH

05AE 220899

**FORM B**

[See Rule 3(4)]

**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 OM SHANTI DEVELOPERS via partners Shri Vinod Kumar Soni, promoter of the proposed project

I, M/s. Om Shanti Developers, promoter of the proposed project/duly authorized Shri Vinod Kumar Soni by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/S OM SHANTI DEVELOPERS have /has a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30/09/2024.
4. That seventy percent of the amount realised by me/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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by a engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 amount 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 I/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.

*[Signature]*  
Deponent

**Verification**

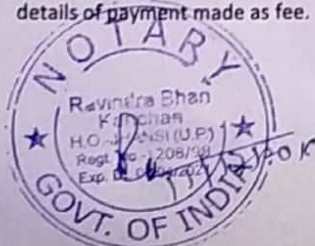
*[Signature]*  
The Notary Public

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 on this day of 11/12/2015

*[Signature]*  
Deponent

I declare that the pan card, adhaar number /CIN number uploaded on website is correct and both are of the promoter. I also declare that all other documents submitted are correct. If any information, document including details of payment made as fee.



29/12/2015  
Certified that the foregoing statement sworn before me that day at Kanpur by Shri/Vinod Kumar Soni whom the contents of this affidavit have been read over and explained and who is identified by me and who received the legal fee.

11/12/2015  
RAVINDRA BHAN KANCHAL  
ADVOCATE  
NOTARY (Govt of India)