

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Atul Kumar Saxena, promoter (**Oro Real Infra LLP**) of the proposed project (**Dynasty By ORO-Phase 2**), vide his authorization dated 27/06/2024

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

1. **Mr. Manoj Singh Chauhan** has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the consortium 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 me is **14/06/2031**.
4. That seventy percent of the amount realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 project.
7. That I 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 on compliance with proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I shall not discriminate against any allottee at the time of allotment of any department, plot or building as the case may be, on any grounds.


Deponent

(Atul Kumar Saxena)
Designated Partner

Verification

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

Sworn & Verified before me.
Verified by me at Lucknow on this 8th day of July 2025.


Rekha Arora
Adv. & Notary
H.O. Lucknow (U.P.) India
Regd. No. 3179/2015

Deponent

(Atul Kumar Saxena)
Designated Partner