

उत्तर प्रदेश UTTAR PRADESH

GW 871573

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of M/s Ozone Builders and Developers Private Limited for project 'Samsara Studio Apartments Phase-IV', situated at Khasra No. No. 74 and 88 village Yaqutpur, Ozone City Aligarh-202001

I, Mr. Praveen Mangla, Director of M/s Ozone Builders and Developers Private Limited, hereby solemnly undertake on behalf of M/s Ozone Builders and Developers Private Limited as follows:

- 1) That as on date no booking, sale or advertisement has taken place in the Project "Samsara Studio Apartment Phase-IV", developed under the name of M/s Ozone Builders and Developers Private Limited.
- 2) That no other project is registered under RERA on the Khasra No. 74 and 88 Ozone Village Yaqutpur, Tehsil Koil Aligarh-202001, which is mentioned for the concerned project i.e., "Samsara Studio Apartment Phase-IV".


DEPONENT

Verification


That the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed by me there from.

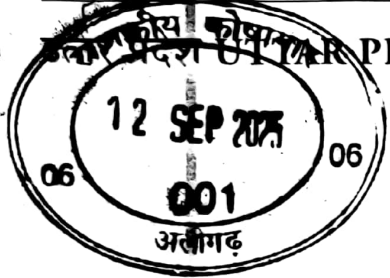
Verified by me on this 19th of September of 2025

Place Aligarh


DEPONENT

ATTESTED


Nirdesh Kumar Maheshwari
NOTARY Aligarh (Regd No. 2681)



UTTAR PRADESH

GW 871577

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Praveen Mangla** duly authorized by the Promoter M/s **OZONE BUILDER AND DEVELOPERS PRIVATE LIMITED**, of the Proposed Project vide their Board Resolution dated 04.09.2025

I, **Mr. Praveen Mangla** 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is by 31.10.2026.
4. That Seventy Per Cent of the amounts realized by promoter for the real estate project



For Ozone Builders & Developers Pvt. Ltd.


Authorised Signatory

from the allotted, 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 utilized 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 09th day of October 2025

For Ozone Builders & Developers Pvt Ltd

Solemnly Affirmed before me
Affidavit By Shri
Identified By
Contents Road
To The Deponent Who Admitted Then
on Oath To be Correct


Authorized Signatory
Deponent

9.10.2025
NOTARY/ADVOCATE
CIVIL COURT, ALIGARH

