



INDIA NON JUDICIAL

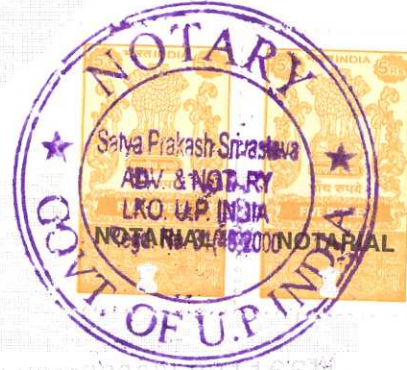
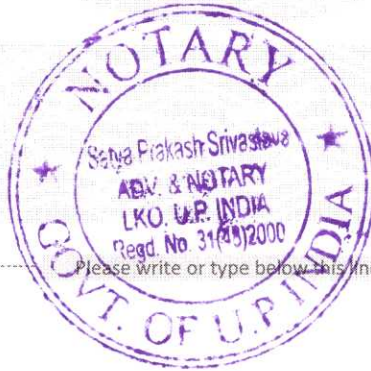
Government of Uttar Pradesh

e-Stamp

AKASH KUMAR VERMA
STAMP VENDER-I.N186
COLLECTRATE COMPOUND, LKO
SHCL ACC CODE-UP14247304

₹100

Certificate No.	: IN-UP96323635081166U
Certificate Issued Date	: 15-Sep-2022 01:27 PM
Account Reference	: NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1424730485281900799037U
Purchased by	: ORO REAL INFRA LLP
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ORO REAL INFRA LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: ORO REAL INFRA LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This stamp paper is a part of Form B

Govern and Verified
Before me

Satya Prakash Srivastava
Advocate & Notary
Lucknow U P. India



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.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(4)]

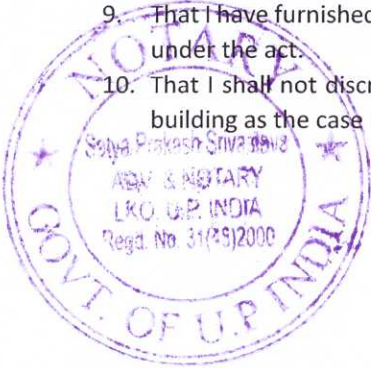
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Atul Kumar Saxena, promoter (Oro Real Infra LLP) of the proposed project (Ajit ORO Atlantis), vide his authorization dated 18/10/2021.

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

1. Mr. Ajit Kumar Maurya 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 54 months.
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.



Verification

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

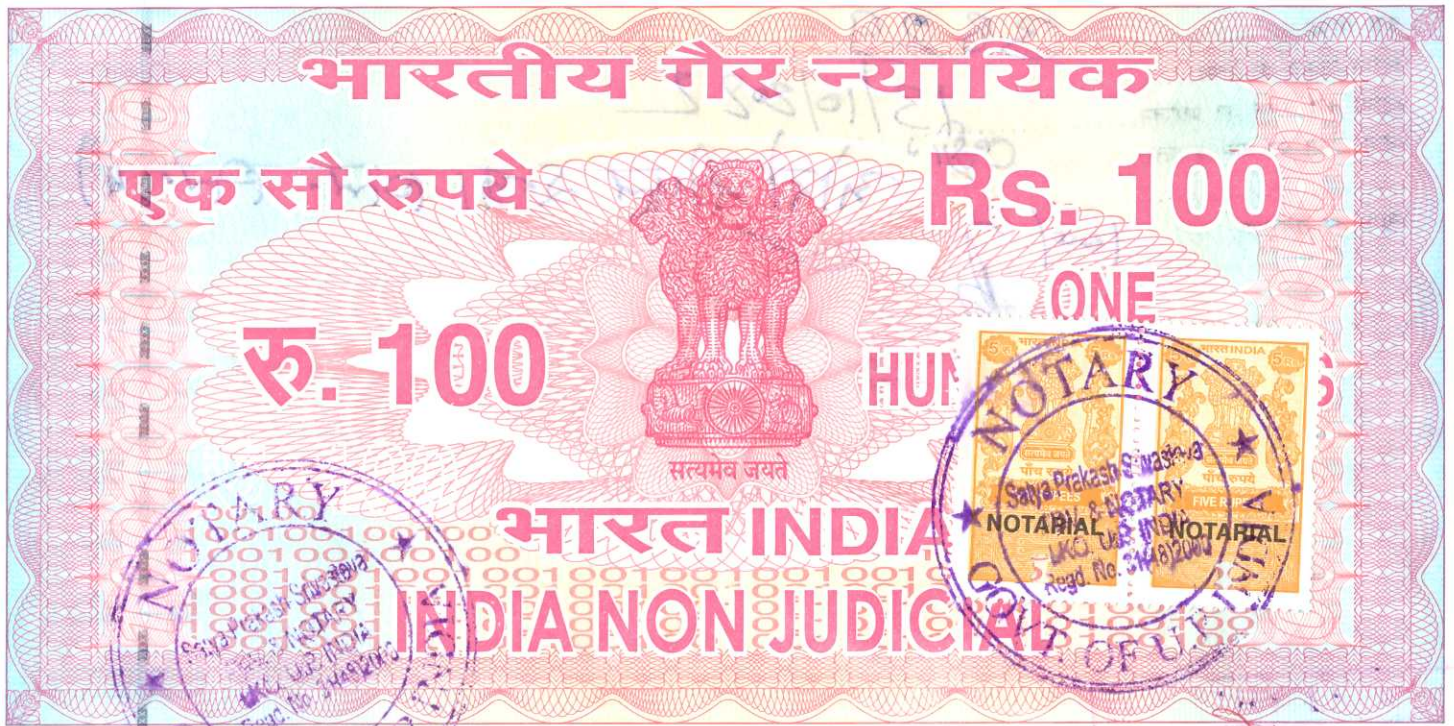
Verified by me at Lucknow on this 6th day of October 2022.

Sworn and Verified
Before me

6/10/22
Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Identify the deponent/Executed/Surety
who has signed Put T.L. before me.





उत्तर प्रदेश UTTAR PRADESH

GA 801670

30 AUG 2022

This stamp paper is a part of
affidavit cum Declaration
against "Ajit ORO Atlantis"

Sworn and Verified
Before me

Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

(ATUL KUMAR SAXENA)

PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Atul Kumar saxena, promoter (Oro Real Infra LLP) of the proposed project (Ajit ORO Atlantis), vide his authorization dated 18/10/2021.

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

1. That I have applied for registration of Proposed Residential Project named "Ajit ORO Atlantis" situated on plot, situated on Khasra No 677-P, Village- Madiyaon, Tehsil- Bakshi Ka Talab, District-Lucknow as demarked on the layout of residential township "Ajit ORO County" (UPRERAPRJ716796) .
2. That there is no other project registered on the said Plot.
3. That, there is no booking/Sale against the Project till date.

Deponent



(Atul Kumar Saxena)

Promoter

Verification

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

Verified by me at Lucknow on this 12th day of October 2022.

Deponent



(Atul Kumar Saxena)

Promoter



Sworn and Verified
Before me


Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Identify the deponent/executor/Surety
who has signed/Put T.I. before me