

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Atul Kumar saxena, promoter (Oro Infra Developers LLP) of the proposed project (ORO Constella), vide his authorization dated 29/9/2023

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 "ORO Constella" situated at Group Housing-1, ITP-2, Sector-D, Sushant Golf City, Sultanpur Road, Lucknow .
2. That there is no other project registered on the said Plot.
3. That, there is no booking/Sale against the Project till date.



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 13th day of March 2023.



**Sworn & Verified
before me.**

Shaleen Raj
Advocate & Notary
26/639 Gha/4, Tilak Nagar
Aishbagh, Lucknow

*I know and identify the deponent
who has signed/put T.I. before me*

13 MAR 2023

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 Infra Developers LLP) of the proposed project (ORO Constella), vide his authorization dated 29/9/2022

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

1. M/S ORO Infra Developers LLP 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 55 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.


Deponent
(Atul Kumar Saxena)
Promoter


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 13th day of March 2023.

Sworn & Verified
before me.


Deponent
(Atul Kumar Saxena)
Promoter


Shaleen Raj
Advocate & Notary
268/639 Gha/4, Tilak Nagat
Aishbagh, Lucknow

I know and identify the deponent
who has signed/put T.I. before me.

3 MAR 2023

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Atul Kumar saxena, promoter (Oro Infra Developers LLP) of the proposed project (ORO Constella), vide his authorization dated 29/9/2023

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 "ORO Constella" situated at Group Housing-1, ITP-2, Sector-D, Sushant Golf City, Sultanpur Road, Lucknow .
2. That the proposed project ORO Constella falls under High-tech Township being developed by M/s Ansal Properties and Infrastructure Limited and is being maintained by the subsidiary appointed by Ansal, M/s Ansal API Infrastructure Limited.
3. That the above mentioned project "ORO Constella" has been sanctioned by the Lucknow Development Authority vide Permit No. Group Housing/06381/LDA/BP/22-23/2209/11102022 dated 13.02.2023 bearing file No.: LDA/BP/22-23/2209.
4. That as per sanctioned layout, we are providing the complete infrastructure including STP, Electric Transformers, Street Lights, and Drainage etc. which could be maintained by our company and later on by the RWA of the project.

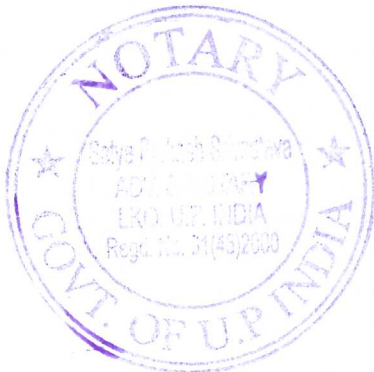
Deponent
(Atul Kumar Saxena)
Promoter



Verification

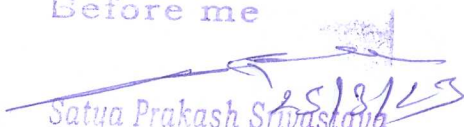
The contents of above affidavit cum declaration are true and nothing material has been concealed by me there from.

Verified by me at Lucknow on this 25th day of March 2023.



Sworn and Verified
Before me

Satya Prakash Srivastava
Advocate & Notary
Lucknow U P. India



Deponent
(Atul Kumar Saxena)
Promoter

