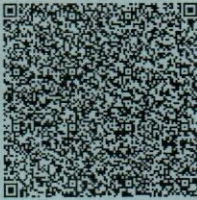




IN-UP06535758708712W

e-Stamp

Certificate No.	: IN-UP06535758708712W
Certificate Issued Date	: 01-Oct-2024 04:28 PM
Account Reference	: NEWIMPACC (SV)/ up14001704/ GREATER NOIDA/ UP/GBN
Unique Doc. Reference	: SUBIN-UPUP1400170409931239662234W
Purchased by	: OASIS REALTECH PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: OASIS REALTECH PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: OASIS REALTECH PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

Affidavit cum Declaration of Mr. Sanjay Singh, the promoter M/s Oasis Realtech Pvt Ltd , of the proposed project Oasis Grandstand Phase 2;

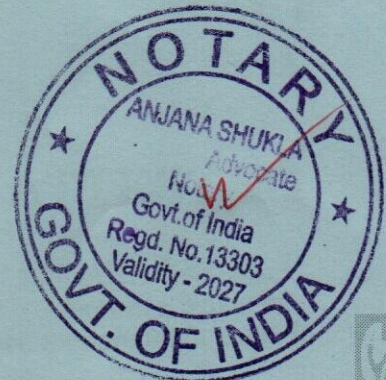
I, Sanjay Singh acting as the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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.

OR

For Oasis Realtech Pvt. Ltd.

Director



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Company of India. 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.

That details of encumbrances is NIL including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter by 23/01/2029.

4. That seventy per cent of the amounts realised by 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 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.

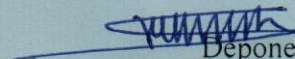
7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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.

For Oasis Realtech Pvt. Ltd.

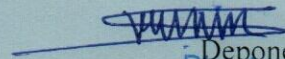

Deponent
Director

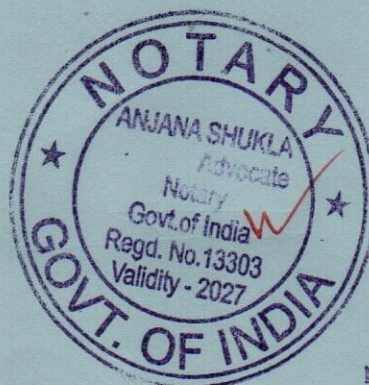
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

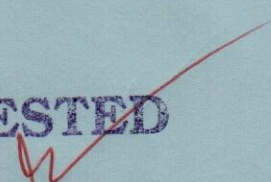
Verified by me at Noida on this 23/11/2024 .

For Oasis Realtech Pvt. Ltd.


Deponent
Director



ATTESTED


ANJANA SHUKLA
Advocate Notary
Distt. Gautam Budh Nagar (U.P.)

23 NOV 2024