

4. That seventy percent of the amounts realized by me /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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I- 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building on any grounds.

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NOTARY FIROZABAD

Vikas Bansal
(Vikas Bansal)
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 Firozabad on this 23rd day of March, 2023.

Vikas Bansal
(Vikas Bansal)
Deponent



I declare that the pan card and adhaar number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

ATTESTED
Vikas Bansal
NOTARY FIROZABAD



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

ACC Name- Vishal Agarwal
Stamp Vender
Licence No. F-140/2020
E-Stamping ACC ID-UP14382904
Firozabad Sadar, Distt.-Firozabad

Certificate No.	: IN-UP65736710539013V
Certificate Issued Date	: 22-Mar-2023 03:21 PM
Account Reference	: NEWIMPACC (SV)/ up14382904/ FIROZABAD SADAR/ UP-FRZ
Unique Doc. Reference	: SUBIN-UPUP1438290425568297548901V
Purchased by	: OM HEIGHTS PARTNER VIKASH BANSAL
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: OM HEIGHTS PARTNER VIKASH BANSAL
Second Party	: Not Applicable
Stamp Duty Paid By	: OM HEIGHTS PARTNER VIKASH BANSAL
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



IN-UP65736710539013V

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Affidavit cum Declaration

Affidavit cum Declaration of **M/s Om Heights** through its authorized signatory cum Partner **Shri Vikas Bansal S/o Shri Rajeshwar Prasad Bansal**, the promoter of the proposed project **Om Heights – 01**.

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

1. That the firm has a legal title to the land on which the development of the project is proposed.
2. The land on plot Situated at Plot No.1, Khasra No. 357, Mauja Tapa Khurd, Firozabad – 283203 (U.P.) on which the project is being developed is under the sole ownership of the Firm.
3. There is no other project registered with RERA on the above-mentioned parcel of land on plot Situated at Plot No.1, Khasra No. 357, Mauja Tapa Khurd, Firozabad – 283203 (U.P.).



- Vikas Bansal
Vikas Bansal

Contd...2

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclsestamp.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.

4. Till date there have been no bookings or sales done in this project.
5. No Booking, Sale advertisement or related activity will be done before the project is duly registered with U.P. RERA.

Vikas Bansal
(Vikas Bansal)
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 Firozabad on this 23rd day of March, 2023

Vikas Bansal
(Vikas Bansal)
Deponent

I declare that the pan card and Aadhaar number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.

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S. No.....
Date.....*23-3-2023*.....
NOTARY FIROZABAD



ATTESTED
Vikas Bansal
NOTARY, FIROZABAD