



INDIA NON JUDICIAL



IN-UP39935804534163W

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP39935804534163W
Certificate Issued Date	: 07-Aug-2024 05:28 PM
Account Reference	: NEWIMPACC (SV)/ up14176304/ MOHANLALGANJ/ UP-LKN
Unique Doc Reference	: SUBIN-UPUP1417630476492073190272W
Purchased by	: ROYAL OCEAN INDIA INFRA TECH PVT LTD
Descriptor of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ROYAL OCEAN INDIA INFRA TECH PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: ROYAL OCEAN INDIA INFRA TECH PVT LTD
Stamp Duty Amount (Rs.)	: 100 (One Hundred only)

₹100

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सत्यमेव जयते



₹100



Please write or type below this line

I identify the deponent who has signed before me.



This Stamp Paper is a Part of Affidavit for Bank Cum Declaration only

ATTESTED

Handwritten signature and date: 7/8/24

Audhesh Kumar Maury
Adv. & Notary
Mohanaiganj, Lucknow
Reg. No 11/01/20

Statutory Aler:

- The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.
- The onus of checking the legitimacy is on the users of the certificate.
- 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 OR ANY PERSON AUTHORIZED BY THE PROMOTER**

AFFIDAVIT CUM DECLARATION

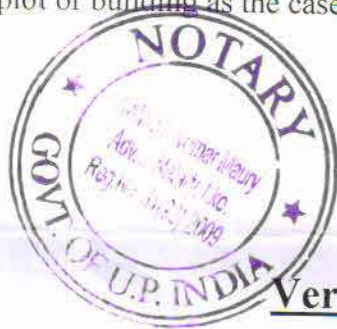
Affidavit-cum declaration of Mr. **Rajmani Yadav** (Director / Authorized Signatory) duly authorized by the promoter "**Royal Ocean India Infratech Pvt. Ltd.**" of the proposed project **Dream City Phase-2**".

I **Rajmani Yadav** duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:-

1. That promoter has legal title to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period which the project shall be completed by promoter is 08.10.2026 years.
4. That 70% of amount realized by me / promoter for the real estate project from the Allottees, 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.
6. That the amounts from 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 amount 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 Act.
10. That promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building as the case may be on any grounds.



Verification

Deponent

Royal Ocean India Infratech Pvt. Ltd.

[Signature]

Director

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

Verify by me at _____ on this _____ date of _____,

ATTESTED

[Signature]
21/01/24

Avdesh Kumar Maurya
Adv. & Notary
Mohamalganj, Lucknow
Reg. No 21197/2009

Deponent

Royal Ocean India Infratech Pvt. Ltd.

[Signature]

Director