

Certificate No. IN-UP40126558279417V

Affidavit cum Declaration

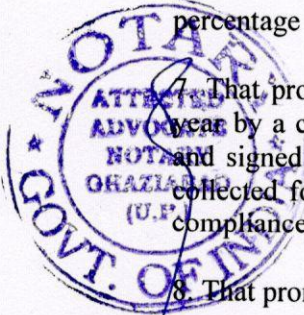
Affidavit cum Declaration of Mr. Parveen Kumar Gupta Designated Partner of M/s Oxy Heightz Infra LLP, Promoter of the proposed Real Estate project duly authorised vide their Resolution of Designated Partner dated 15/10/2022;

I, Parveen Kumar Gupta duly authorized by the Promoter of the proposed Real Estate project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal right to the land on which the development of the project is proposed, as lead member of the Consortium vide Consortium agreement dated 04.03.2022 registered before Sub Registrar-3, vide Book No. 4, Vol No. 1748 on page 141 to 220 at Serial No 1420 on 04.03.2022.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 30/04/2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For OXY HEIGHTZ INFRA LLP


(Partner)



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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 OXY HEIGHTZ INFRA LLP


(Partner)
Deponent

Verification

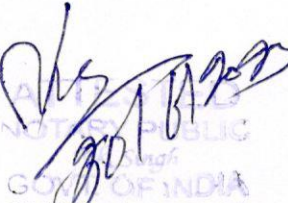
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ghaziabad on this 21st day of June 2023.

For OXY HEIGHTZ INFRA LLP


(Partner)
Deponent




NOTARY PUBLIC
GOVT. OF INDIA
GHAZIABAD U.P.