



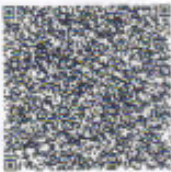
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP79123344855529T
Certificate Issued Date : 25-Sep-2021 05:11 PM
Account Reference : NEWIMPACC (SV)/ up14203904/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference : SUBIN-UPUP1420390447319371974912T
Purchased by : OM DEVELOPERS JOYA ROAD AMROHA
Description of Document : Article 34 Indemnity Bond
Property Description : Not Applicable
Consideration Price (Rs.) :
First Party : OM DEVELOPERS JOYA ROAD AMROHA
Second Party : Not Applicable
Stamp Duty Paid By : OM DEVELOPERS JOYA ROAD AMROHA
Stamp Duty Amount(Rs.) : 10
(Ten only)



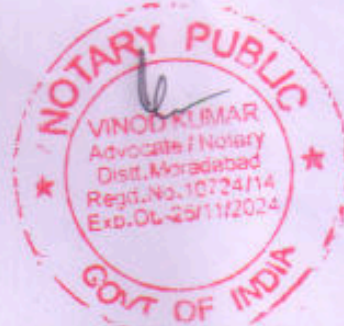
-----Please write or type below this line-----

[Signature]

[Signature]

Statutory Alert:

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



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. Dheeraj Khurana (Partner) duly authorized by the OM Developers (promoter) of the proposed project "Midtown Home".

I, Mr. Dheeraj Khurana duly authorized by 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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land are as follows.

Details of Property

Khasra No. 3344, 3344/1 & 3346 min
Address : Bahar chungi Amroha UP

Details of Loan

Lender Name : Om Developers
Address : Near Bus Stand, Joya Road, Amroha 244221
Loan Amount : 500 Lakhs

3. That the time period within which the project shall be completed by promoter is 15.03.2026.
4. That seventy per cent of the amounts realised 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.

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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.


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 Amreha on 17th Day of
September 2021.


Deponent

ATTESTED
For
VINOD KUMAR
Advocate/Notary
Amrehabari
25-09-21

Om Developers

Near Bus Stand
Joya Road, Amroha-244221
Ph. : 05922-253206



Ref. No.
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF OM DEVELOPERS IN THE MEETING HELD ON 1ST DAY OF SEPTMBER 2021 AT THEIR BUSINESS PLACE NEAR BUS STAND, JOYA ROAD, AMROHA, 244221.

"RESOLVED THAT the firm has decided to authorize Mr. Dheeraj Khurana, Partner of the entity be and is hereby authorized to represent the entity and its partners before the Uttar Pradesh Real Estate Regulatory Authority, Lucknow, Uttar Pradesh.

FURTHER RESOLVED THAT, Mr. Dheeraj Khurana Partner of the entity be and is hereby authorized to sign, verify execute and submit the necessary documents which include the Authority Letter to appoint consultant to represent the entity also to appear in the Appellate Tribunal / Court / Arbitration proceedings on behalf of the entity to sign and verify the pleadings, to tender the evidence, to allow/produce evidence of other relevant persons, to submit the documents, to swear affidavit(s), to make the depositions & statements, to file revision, review, appeals and to initiate and defend any other litigation arising out of this dispute etc. To compromise the matter and to do all other deeds and things on behalf of the entity required for the above said purposes."The acts done and documents shall be binding on the firm, until the same is withdrawn by giving written notice thereof.

OM DEVELOPERS

1. (Dharam Khurana)

2. (Savitri Khurana)

3. (Dheeraj Khurana)