



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

AKASH KUMAR VERMA
STAMP VENDER-LN186
COLLECTORATE COMPOUND, LKO.
SHCL ACC CODE-UP14247304

Certificate No.

: IN-UP67373539944675T

Certificate Issued Date

: 14-Dec-2021 02:36 PM

Account Reference

: NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

: SUBIN-UPUP1424730425049882022493T

Purchased by

: ORO REAL INFRA LLP

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: ORO REAL INFRA LLP

Second Party

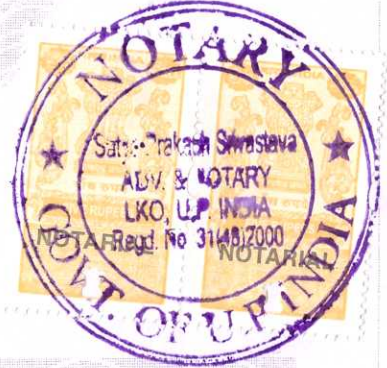
: Not Applicable

Stamp Duty Paid By

: ORO REAL INFRA LLP

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



Please write or type below this line

This stamp paper is a part of affidavit.

Seen and Verified
Before me

Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Statutory Alert:

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Atul Kumar Saxena, promoter (Oro Real Infra LLP) of the proposed project (Ajit ORO County), vide his authorization dated 18/10/2021.

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

1. That I have applied for the registration of Proposed Residential Project named Ajit ORO County on land bearing Khasra No. 676,677,678,692,675 & 680, Village- Madiyao, Tehsil- Bakshi Ka Talab, District- Lucknow.
2. That there is no other project registered on Khasra No. 676,677,678,692,675 & 680, Village- Madiyao, Tehsil- Bakshi Ka Talab, District- Lucknow.
3. That there is no Bookings/Sale for the Project till date.

Deponent


(Atul Kumar Saxena)

Promoter

Verification

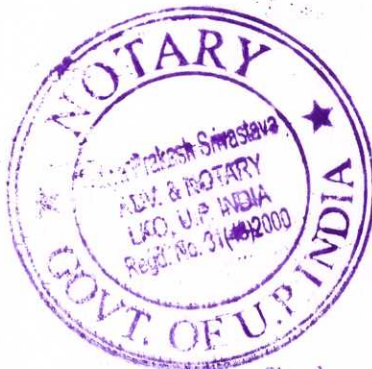
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Lucknow on this 28th day of December 2021.

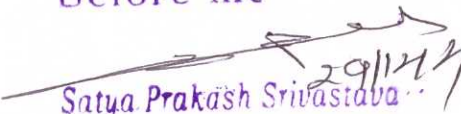
Deponent

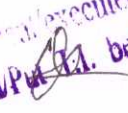

(Atul Kumar Saxena)

Promoter



Sworn and Verified
Before me


Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Identify the deponent/Executed/Surety
who has signed Put  before me.



सत्यमेव जयते

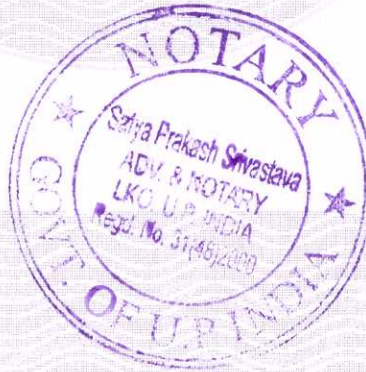
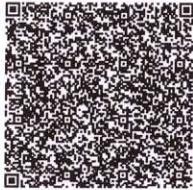
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e-Stamp

KASH KUMAR VERMA
STAMP VENDER-LN136
COLLECTORATE COMPOUND, LKO.
SHCLACC CODE-UP14247304

Certificate No.	: IN-UP19778865585921T
Certificate Issued Date	: 30-Jul-2021 01:45 PM
Account Reference	: NEWIMPACC (SV)/ up14247304/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1424730427936794321650T
Purchased by	: ORO REAL INFRA LLP
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: ORO REAL INFRA LLP
Second Party	: Not Applicable
Stamp Duty Paid By	: ORO REAL INFRA LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

This stamp paper is a part of affidavit.

Sworn and Verified
Before me

Satya Prakash Srivastava
Advocate & Notary
Lucknow, U.P. India

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.
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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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Atul Kumar Saxena, promoter (Oro Real Infra LLP) of the proposed project (Ajit's ORO County), vide his authorization dated 18/10/2021.

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

1. M/S Ajit Constructions has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the consortium agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 59 months.
4. That seventy percent of the amount realized by me 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 project.
7. That I 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 on compliance with proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.

Sworn and verified
Before me

Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I shall not discriminate against any allottee at the time of allotment of any department, plot or building as the case may be, on any grounds.

Deponent



(Atul Kumar Saxena)

Promoter

Verification

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

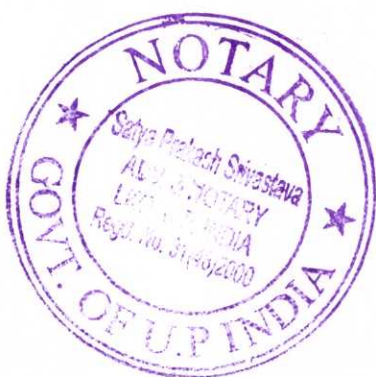
Verified by me at Lucknow on this 15th day of December 2021.

Deponent

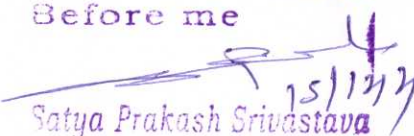


(Atul Kumar Saxena)

Promoter



Sworn and Verified
Before me


15/12/21
Satya Prakash Srivastava
Advocate & Notary
Lucknow U.P. India

Identify the deponent/executed/Surety
who has signed/Put T.I. before me.