

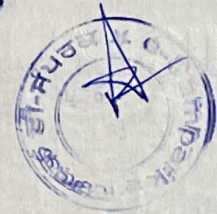
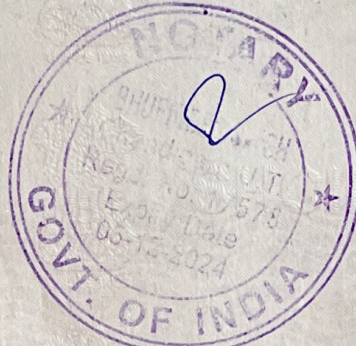
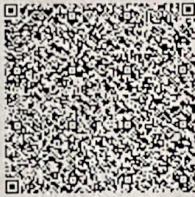


सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration

e-Stamp

Certificate No. : IN-CH41962952413409V
 Certificate Issued Date : 24-Apr-2023 02:28 PM
 Certificate Issued By : chandushi
 Account Reference : IMPACC (GV)/ chimpSP07/ E-SMP HIGH COURT/ CH-CH
 Unique Doc. Reference : SUBIN-CHCHIMPSP0782663379449699V
 Purchased by : DEEPAK
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : JATIN DHAWAN PROPRIETER MSOM DEVELOPERS
 Second Party : Not Applicable
 Stamp Duty Paid By : JATIN DHAWAN PROPRIETER MSOM DEVELOPERS
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

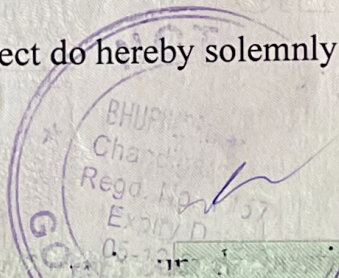


FORM 'B'

Please write or type below this line
(See Rule 3(3))

Affidavit cum declaration of **Mr. Jatin Dhawan** proprietor of M/s OM Developers, promoter of the of the proposed project.

I, **Jatin Dhawan** proprietor M/s OM Developers, promoter of the proposed project do hereby solemnly declared, undertake and state as under:-



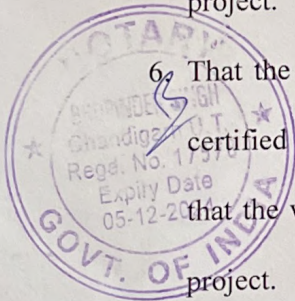
Mr. Jatin Dhawan

JD 0006787032

Statutory Alert:

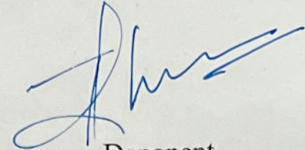
1. The authenticity of this Stamp certificate should be verified at www.e-stamp.gov.in using a Stamp Mark (www.e-stamp.gov.in) Holding Any discrepancy in the details of the certificate should be reported to the Competent Authority.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

1. That I/promoter have/has a legal title to the land on which the development of the project is proposed have a legally valid authentication of title of such land along with an authenticated copy of the 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 encumbrance.
3. That the time period within the project shall be completed by me/promoter is up to June 2025.
4. That Seventy percent 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.
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 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.



9. That I/Promoter have/has 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, as the case may be, on any grounds.

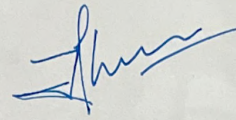


Deponent

VERIFICATION:-

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

Verified by me at Chandigarh on this 24 APR 2023



Deponent



5320
ATTESTED AS IDENTIFIED
3
NOTARY, Chandigarh

I identified the deponent in
who has signed the affidavit
marked in my presence

Signature:-