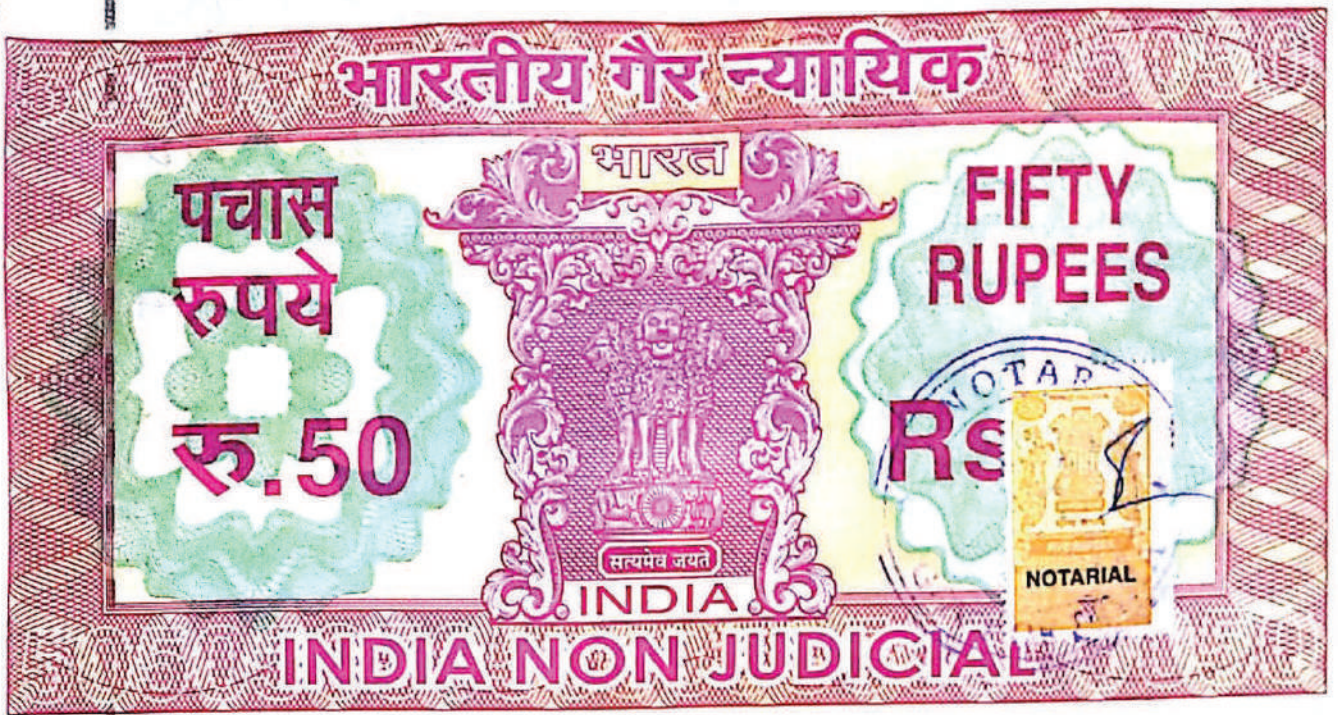




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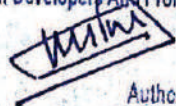
Affidavit cum Declaration

I, Vikas Dua aged about 40 years S/o Mr. M. C. Dua, one of the Directors of M/s Oxirich Developers & Promoters Pvt. Ltd, the promoter of the ongoing project, duly authorized by the Board of Directors of the promoter company of the ongoing project, vide resolution dated 28th of July 2017.

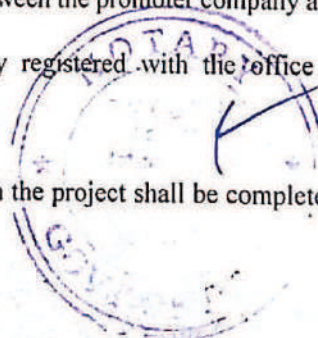
I, Vikas Dua the above named the authorized signatory of the promoter company do hereby solemnly declare, undertake and state as under:

1. That the promoter company has legal title to the land on which the development of the ongoing project is already in progress.
2. That there is encumbrance on the said project land in form of construction finance loan granted by DCB Bank Ltd. regarding which mortgage deed dated 13th day of April 2016 had been executed between the promoter company and the said bank. The charge of the said bank is duly registered with the office of the Registrar of Companies.
3. That the time period within which the project shall be completed by the promoter is January 2019.

For Oxirich Developers And Promoters Pvt. Ltd.



Authorised Signatory



4. That Seventy percent of the amount realized in future with immediate effect by the promoter for 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That the amounts from the separate account, to cover the cost of the project, in future with immediate effect, shall be withdrawn in proportion to the percentage of completion of the project.
6. That in future with immediate effect, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter shall get 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 sighted by such chartered accountant and it shall be verified during the audit that the amounts collected for particular project have been utilized for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, form the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of new apartment plot or building, as the case may be, on grounds.

For Oxirich Developers And Promoters Pvt. Ltd.

Authorized Signatory

Deponent

31 JUL 2017

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 New Delhi on this 31st day of July 2017.



ATTESTED
S.K. GUPTA
Advocate
Notary Public
Ghaziabad

For Oxirich Developers And Promoters Pvt. Ltd.


Authorised Signatory
Deponent

31 JUL 2017