



सत्यमेव जयते

INDIA NON JUDICIAL Government of Punjab

e-Stamp

Certificate No. : IN-PB05877807271814X
Certificate Issued Date : 11-Feb-2025 10:21 AM
Certificate Issued By : pbpanchau
Account Reference : NEWIMPACC (SV)/ pb7015104/ KHARAR/ PB-SN
Unique Doc. Reference : SUBIN-PBPB701510410663826937385X
Purchased by : KASHMIR CHAND
Description of Document : Article 5(c) Agreement of Memorandum of an Agreement - if relating to the sale of immovable property
Property Description : Not Applicable
Area of Property : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : OMNI PACIFIC COLONIZERS PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : OMNI PACIFIC COLONIZERS PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)
Social Infrastructure Cess(Rs.) : 0
(Zero)
Total Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

IN PB05877807271814X

For Omni Pacific Colonizers Pvt. Ltd.

Director

QE 0028119878

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shikshastamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dheeraj Garg director of Omni Pacific Colonizers Pvt Ltd promoter of the proposed project vide its/his/their authorization dated 12.02.2025

I Mr. Dheeraj Garg promoter of the Proposed project do hereby solemnly declare, undertake and state as under:

1. That I promoter have has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 14.01.2030
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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.



Certified
I, Bond
to the Deponent
perfectly to the
time of making

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 kharar on this day of 12.02.2025

ATTESTED
12/2/25
Notary, Kharar (S.A.S. Nagar)

For Omni Pacific Colonizer Pvt. Ltd.


Director
Deponent