

23 JUL 2023



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**PK DALABEHERA**  
Notary, Bhubaneswar-60AA 399713  
Regd. No. 04-46199

Form 'A'  
(see rule 3(4))

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

**Affidavit-cum-Declaration**

Project Name: Dharma Sudarshan, over Khata no- 379, Plot No. 79,80,81&82, Mauza-Mangalaghat , P.S- Puri Town, No- 03, Dist- Puri,Odisha

Affidavit cum Declaration of M/s- Dharma Infraprojects Pvt. Ltd. having office at Office No- 5, 2<sup>nd</sup> Floor, Block-2, BMC Bhawani Mall, P.O/P. S- Saheed Nagar, Bhubaneswar- 751007, Dist.: Khordha, Odisha. Represented by its Managing Director Mr. Jagat Kumar Kar, of Dharma Infraprojects Pvt. Ltd. duly authorized signatory by the promoters of the proposed project, vide its/his/their authorization dated 07/04/2023.

I, Mr. Jagat kumar kar promoter in Dharma Infraprojects Pvt. Ltd. (Project Name: Dharma Sudarshan), duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:



**Dharma Infraprojects Pvt. Ltd**  
*Jagat. K. Kar*  
Managing Director

**PK DALABEHERA**  
Notary, Bhubaneswar  
Regd. No. ON-46109

1. That the promoter has a legal title to the land on which the development of the proposed project named as -Dharma Sudarshan , over Plot No.79,80,81&82, Khata no-379, Mauza- Puri Sahara,Unit-3, Mangalaghata, P.S:- Puri town, No- 03, Dist- Puri, Odisha.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me as on 31/12/2028
4. That seventy per cent. of the amounts realized by [me / the 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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 in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

**Dharma Infraprojects Pvt. Ltd**

*Pradyumn K. Verma*  
**Managing Director**  
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 Bhubaneswar on this ..28th day of ... July .. 2023

**Dharma Infraprojects Pvt. Ltd**

*Jayant U. K.*  
**Managing Director**  
Deponent

Identified by me

*A. S. S. 28-7-23*

Advocate, Bhubaneswar

*[Signature]*  
Notary Public, Bhubaneswar

**PK DALABEHRA**  
Notary, Bhubaneswar  
Regd. No. ON.46/09

