

26 SEP 2019



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Form 'A'

42AA 046777

(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 of M/S FORTUNE INFRA PROPERTIES PVT. LTD its Managing Director Mr. DEVKANT PATNAIK duly authorised by the promoter of the project, vide its authorisation date- 13th February 2019.

I, Mr. DEVKANT PATNAIK duly authorised by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That promoter is the power of attorney holder of the land on which the development of the proposed project "OM PARO NIBAS" is to be carried out and 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 encumbrances.
3. That the time period within which the project shall be completed by the promoter is 13th of August 2022.
4. That seventy percent of the amounts realised by 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.

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For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Patnaik
MANAGING DIRECTOR

कॉर्पोरेट प्रॉपर्टीज

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Handwritten signature and scribbles

Large handwritten signature

PROPERTY INVESTMENT ACT 1913
KHURDA, BHUBANESHWAR
13 AUG 2019
AVAL. THE SUN. THE SUN.

B.K.PANDA
STAMP VENDOR
BHUBANESHWAR

NON JUDICIAL

ASAA 04777

Form 'A'

(see rule 3 (A))

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PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

STATEMENT OF WORKS
I, the undersigned, Mr. NEKANT PATNAI, duly authorized by the promoter of the project vide its
date: 13 February 2019.
I, Mr. NEKANT PATNAI, duly authorized by the promoter of the project do hereby solemnly
depose and declare as under:
1. The project of the plot of attorney holder of the land on which the development of the
project "OM PARK NIBAS" is to be carried out and a legally valid justification of
the title of the 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. The said land is free from all encumbrances.
3. The time period within which the project shall be completed by the promoter is 13th of
August 2019.
4. The seventy percent of the amount realized by the promoter for the real estate project
from the project 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 for the project.

MANAGING DIRECTOR
Dorvan Patnai
FOR FORTUNE INFRA PROPERTIES (P) LTD.



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
Mob:- 9861006174

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5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by 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 utilised 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.

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Patra
MANAGING DIRECTOR

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 Bhubaneawar on this 26th of September 2019.

For FORTUNE INFRA PROPERTIES (P) LTD.

Devkant Patra
MANAGING DIRECTOR

Deponent

IDENTIFIED BY ME
26/9/19
ADVOCATE, BBSR



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
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