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INDIA NON JUDICIAL

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2009
Mob:- 9861006174
57AA 463078

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Form 'A'

AFFIDAVIT-CUM-DECLARATION/PROJECT "ADITYA ASHRAY"

Affidafite cum Declaration of Mr. Shambhunath Pati duly authorized by promoter of the ADITYA ASHRAYA project, on Plot No. 665/2190 & Khata No-611/1272, corresponding to Khata No. 611/163 Plot No. 665/2190 Mouza:- Chandrasekharpur, Tahsil:- Bhubaneswar Dist:- Khurda, vide its/his/their authorization dated. 11.08.2021.

I, Mr. Shambhunath Pati, Director of M/s ADISMARAN LIFESTYLES PROPERTIES PVT. LTD. , a promoter , having registered office at Flat No.201, Gopal Residency, K-2, B.J.B. Nagar, Bhubaneswar-14, in the district of Khurda, Odisha, do hereby solemnly declare, undertake and state as under:

1. That I , promoter, have a legal title to the land on which the development of the project is proposed to be carried out and legally valid authentication of title of such land along with 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 me (the promoter) is 15.07.2025.

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.

Shambhunath Pati

DIRECTOR

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4. That, seventy percent 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 as 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me (the promoter), in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by me (the promoter), after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 I (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 have been in compliance with the proportion to the percentage of completion of the project.
8. That I (the promoter) shall take all the pending approvals on time, from the competent authorities.
9. That I (the promoter) have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That I (the promoter) shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhugath Pali
DEPONENT DIRECTOR

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 29-08-2022

Identified By me

Advocate

ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhugath Pali
Deponent DIRECTOR



ADISMARAN LIFESTYLES PROPERTIES PVT. LTD.
Shambhugath Pali
DEPONENT DIRECTOR

Sworn Before Me

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

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