

04 APR 2022

NOTARISED



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DUSASAN SAMANTARAY  
NOTARY, GOVT. OF ODISHA 56AA 558615  
BHUBANESWAR, ODISHA  
REGD.NO.-88/2012  
MOB-9439143015



FORM-"A"

See Rule 3(4)

Affidavit -cum- Declaration

Project Name – "Grand Bazaar & Awaas"

Affidavit cum Declaration of Mr. Rakesh Jajodia, the authorised signatory of Grand Bazaar Developers LLP. having registered office at 72, Bentinck Street, formerly known as P-16, Bentinck Street, Kolkata, west Bengal, 700001 And local office at plot no. N3/48, IRC village, Nayapalli, Bhubaneswar, Khorda, Odisha- 751015, the authorised signatory of the project "GRAND BAZAAR & AWAAS" vide its Resolution dt. 30.06.2017.

I, Mr. Rakesh Jajodia duly authorised by the promoter of the project GRAND BAZAAR DEVELOPER LLP. 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 proposed project "GRAND BAZAAR & AWAAS" situated on plot No. 946, 948 & 69 others in Mouza- Nuahat, Tahasil- Cuttack Sadar, Dist- Cuttack ( Odisha).

Grand Bazar Developers LLP.

*Rakesh Jajodia*  
Authorised Signatory

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28.2.22

Grand Bazar Developers  
2/22

INDIAN TREASURY OFFICE  
BHUWANE  
08 FEB 2022  
ADDL. TREASURY OFFICER

PRAKASH KUMAR SAHU  
STAMP VENDOR  
No.-01/2017  
DSR, BHUBANESWAR

DUKASARI JAMHURAT  
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Grand Bazar Developers LLP.

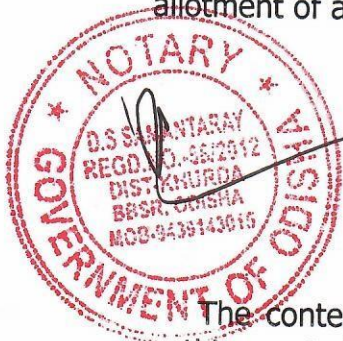
  
Authorized Signatory

GOVERNMENT OF ODISHA  
TREASURY OFFICE  
BHUWANE

GOVERNMENT OF ODISHA  
TREASURY OFFICE  
BHUWANE

Grand Bazar Developers LLP

2. That the said land has been mortgaged to State Bank of India for the purpose of obtaining construction loan further more after obtaining ORERA Project Registration Certificate bearing No- MP/07/2019/00322 about 875 units. Of commercial and Residential nature were sold after obtaining the appropriate NOC from State Bank Of India, Save and expect the aforesaid mortgage the said land is free from all encumbrances, mortgages and charges.
3. That the time period within which the project shall be completed by [me/the promoter] is 25<sup>th</sup> November 2028.
4. That seventy per cent of the amounts realised 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 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 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 thereunder.
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.



**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 Bhubaneswar on this 4<sup>th</sup> day of April, 2022.

**Grand Bazar Developpers LLP.**

  
**Authorised Signatory**

DUSASAN SAMANTARAY  
NOTARY, GOVT. OF ODISHA  
BHUBANESWAR, ODISHA  
REGD.NO.-38/2012  
MOB-9439143015