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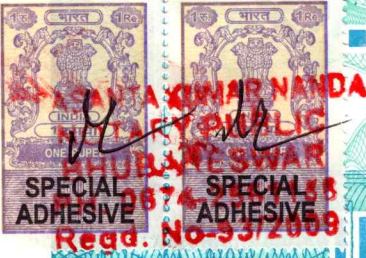
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RUPEES

₹.10

Rs.10

INDIA

INDIA NON JUDICIAL



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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: FALCON TATVA

Affidavit cum Declaration of Mr. Sounik Kajal Kumar Dash , Assistant Manager –Administration, Authorised signatory of M/s Falcon Real Estate Pvt. Ltd, promoter of the project having its registered office at A/22, Falcon House, 1st Floor, Cuttack Road, Bhubaneswar-751006, P.S-Laxmisagar, Dist- Khorda, Odisha.

I, Mr. Sounik Kajal Kumar Dash, Assistant Manager – Administration, Authorised signatory of M/s Falcon Real Estate Pvt. Ltd, promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I, Mr. Sounik Kajal Kumar Dash , Assistant Manager – Administration, Authorised signatory of M/s Falcon Real Estate Pvt. Ltd, promoter of this project have a legal title over the land on which the proposed project "FALCON TATVA" is to be developed over Plot No- 496,501,497,498 and others, Mouza- Dumuduma, PS- Khandagiri, Tehasil- Bhubaneswar, Dist- Khorda, PIN- 751019, Odisha and legally valid authentication of the title of such land given by the promoter & land owners for development of the real estate project "FALCON TATVA" are enclosed herewith.
2. That the said land is free from all encumbrances.



For Falcon Real Estate (P) Ltd.

Sounik Kajal Kumar Dash

Authorised Signatory

PRASANTA KUMAR NANDA
NOTARY PUBLIC
BHUBANESWAR

PH. 0671-2561188
Regd. No. 93/2009

3. That the time period within which the project shall be completed by me is 06.02.2028.
4. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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. I shall take all the pending approvals on time, from the competent authorities.
9. I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Falcon Real Estate (P) Ltd.

Soumik Kejal Kumar Dash

Authorised Signatory
Deponent

Verification

The contents of my above Affidavit cum-Declaration are true and correct and nothing material has been concealed by me therefrom.

For Falcon Real Estate (P) Ltd.

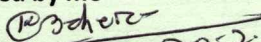
Soumik Kejal Kumar Dash

Authorised Signatory

Deponent

Verified by me at Bhubaneswar on this 20th day of February 2023.

Identified by me


Advocate, Bhubaneswar. 20.2.23



Sworn before me

PRASANTA KUMAR NANDA
NOTARY PUBLIC
BHUBANESWAR
PH. 0671-2561188
Regd. No-93/2009