

18 MAY 2022



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

FORM 'A'

56AA 588362

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: KHUSHI CAPELLA

Location: Plot No. 124, 211/1746, 199, 210, 126, 125/1242, 208/1244 & 123/1243/1844, as Revenue Khata No. 56/106, 56/102, 56/98, 352/101, 352/1226, 352/1206, 352/1205 & 352/1227 of Mouza – Pahal, Bhubaneswar.

Affidavit cum Declaration of Sri Pradeep Thacker, Director of M/s Khushi Realcon Pvt. Ltd. at - S-2/A-42,43,44, Mancheswar Industrial Estate, Bhubaneswar, Khurda, Odisha (Promoter of the project / duly authorized by the promoter of the project) do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the proposed project KHUSHI ALTAIR has a legal title on which the development of the proposed project 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 re estate project is enclosed herewith.

That the said land is free from all encumbrances.


That the time period within which the project shall be completed by me as on 30-06-2027.

That seventy percent of the amounts realized by us 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.

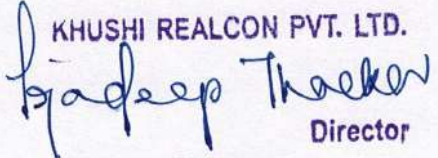
That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.



**KHUSHI REALCON PVT. LTD.**  
*Pradeep Thacker*  
Director

  
JAGYNESWAR ACHARYA  
NOTARY, GOVT. OF INDIA  
BBSR, DIST-KHURDA, ODISHA  
REGD. NO. 7791/2009  
MOB: 8455885397

6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 account 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the Rules and Regulations made there under.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

KHUSHI REALCON PVT. LTD.  
  
Director  
Deponent

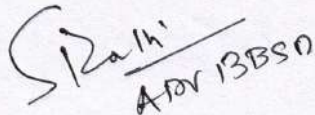
#### Verification

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 18<sup>th</sup> day of May 2022.

KHUSHI REALCON PVT. LTD.  
  
Director  
Deponent

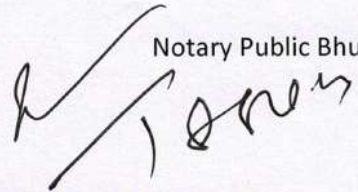
Identified by me

  
Advocate, Bhubaneswar

Advocate, Bhubaneswar

Notary Public Bhubaneswar

Sworn before me

  
JAGYNESWAR ACHARYA  
NOTARY, GOVT. OF INDIA  
BBSR, DIST-KHURDA, ODISHA  
REGD. NO. 7791/2009  
MOB: 8455885397

