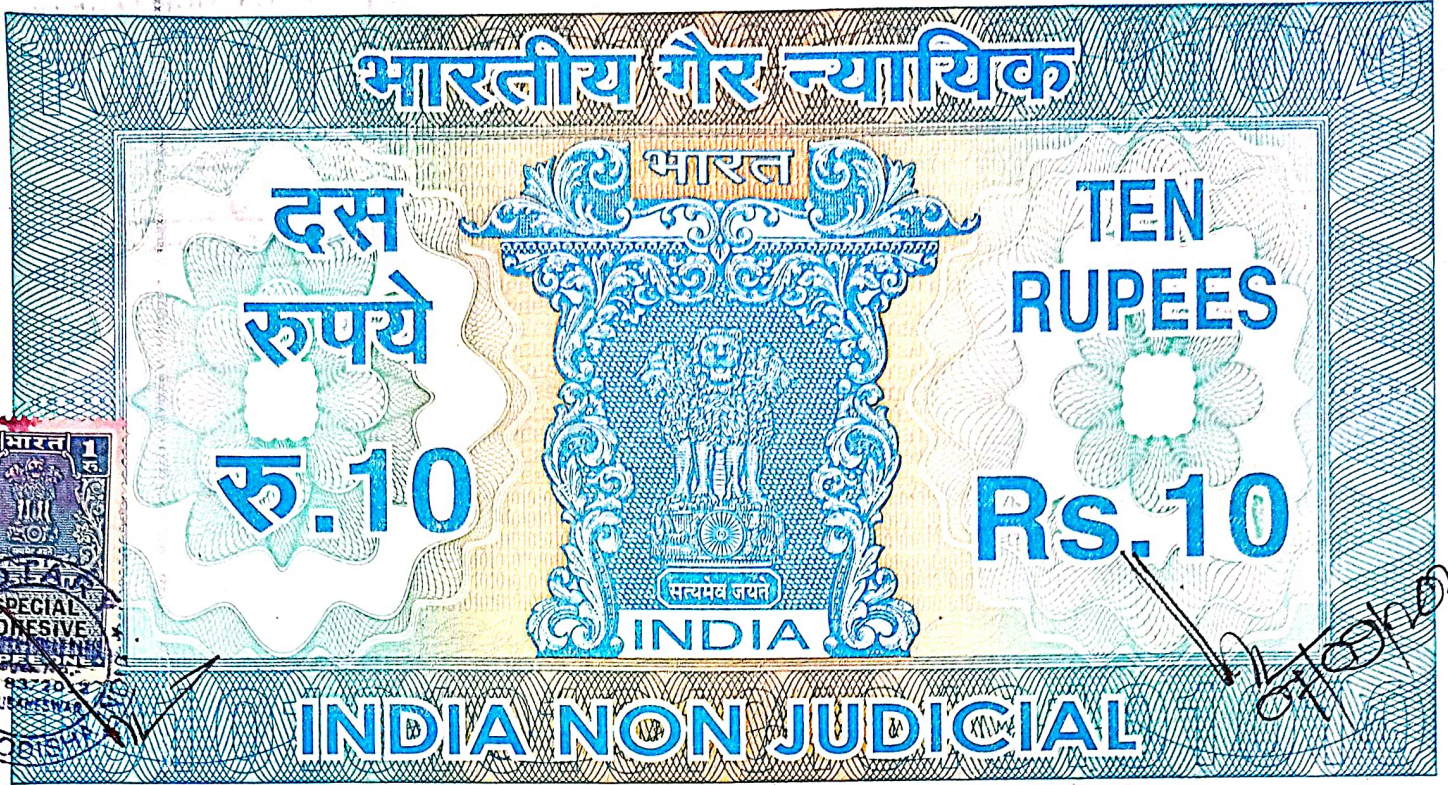


NOTARISED

7 SEP 2023



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

KABINDRA KUMAR BARIK
NOTARY, BHUBANESWAR
GOVT. OF ODISHA, INDIA

59AA 981898

Form "A"

(See rule 3(4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit-cum-Declaration.

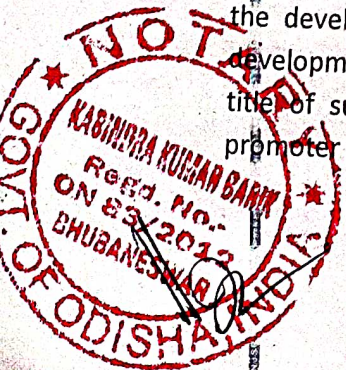
Project-JB POLARIS

Affidavit cum Declaration of M.S. JB Assets Pvt. Ltd. Red. Office at plot no.- N6/178, IRC Village, Nayapalli, Bhubaneswar, Dist- Khurda, Pin- 751015 M.D. Sri Jyotiranjana Behuria, aged about 42 years, S/O. Bharat Chandra Behuria.

Promoter of the project/ duly authorized by the promoter of the project JB POLARIS his / their authorization dt 19.08.2023.

Jyotiranjana Behuria and Smt. Jyotsnarani Sahoo are the promoter of the project/ duly authorized by the promoter of the project & POA holder of JB Assets Pvt. Ltd. Do hereby solemnly declare, undertake and state as under.

1. That (I/promoter have/ has) a legal title to the land bearing Plot No. 404/973 & 404/972, khata No. 238/3008 & 238/89, Mauza - Bijipur, Tahasil - Bhubaneswar, Dist - Khordhaon which the development of the project is proposed (have/has) a legal title to land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land with an authenticated copy of the Agreement between such owner & promoter for development.



37385
29/8/23

Jm Assets (P) Ltd

DISTRICT TREASURY
KURDA, BHUBANESHWAR
22 AUG 2023
ADOL. TREASURY OFFICER

9

For JB Assets (P) Ltd.

S.K. - 2

Managing Director

J BARAL
STAMPVENDOR
S.R. Khandagiri, BBSR

RECEIVED
DISTRICT TREASURY
KURDA, BHUBANESHWAR

DISTRICT TREASURY
KURDA, BHUBANESHWAR

07 SEP 2023

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed. By (me/promoter) is **20.08.2027**.
4. That seventy percent of the amount 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 a scheduled bank to cover the cost of construction & the land cost and shall be used only for that purposes.
5. That the amount from the separate amount. 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 amount 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 withdrawn id in proportion to the percentage of completion of the project.
7. That (I/the promoter) shall get the accounts audited within six months safe to 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 amount collected for a particular project have been utilized for the project and amount withdrawals has been in compliance with the proportion to the percentage of completion the project.
8. That (I/the promoter) shall take all the pending approvals on time from the completion authorities.
9. That (I/the promoter) have/ has furnished such other documents as have been prescribed by the Act and the rules and regulation made the rounder.
10. That (I/the promoter) shall not decimate against any allottee at the time of allotment of any apartment plot or building as the case may be.

For JB Assets (P) Ltd.

[Signature]

Managing Director

Deponents.

Verification

The contents of our above affidavit cum declaration are true and correct and nothing materials has been concealed by me there from.

Verified by me at Bhubaneswar on this 07.09.2023.

For JB Assets (P) Ltd.

[Signature]
Managing Director

Deponents.

[Signature]
KABINDRA KUMAR BARIK
NOTARY, BHUBANESWAR
GOVT OF ODISHA, INDIA



me zoova name oponent (s) being duly identified by Sri. *[Signature]*
Advocate, Bhubaneswar
appears before me on dt. *[Date]*
at *[Time]* A.M./P.M. and State on oath
he contains of the affidavit are true
to the best of his/her/their knowledge
no belief