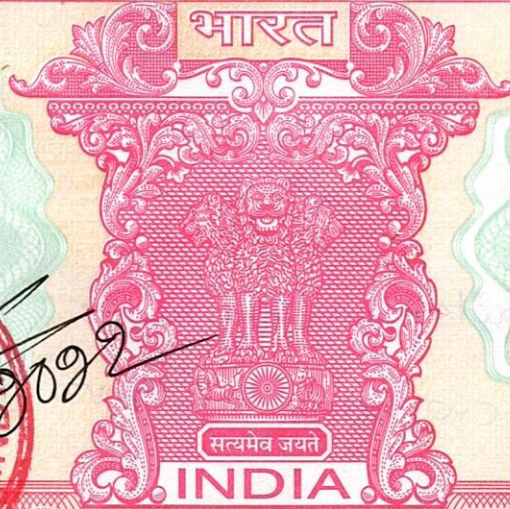


11 NOV 2022

भारतीय गैर न्यायिक

पचास
रुपये

FIFTY
RUPEES
Rs.50



INDIA NON JUDICIAL

ଓଡ଼ିଶା ओड़िशा ODISHA

NOTARY PUBLIC
NANDRAKUMAR SAHOO
Bhubaneswar, Odisha
F 622811

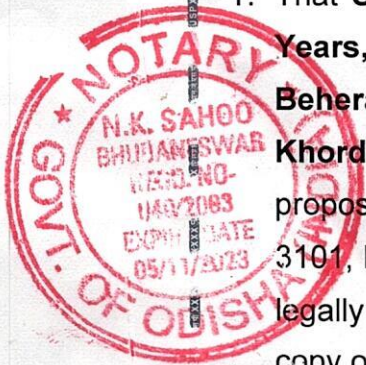
FORM – A

Affidavit -Cum – Declaration.

Affidavit Cum Declaration of I Sri.Tusar Das (Director) Shri Caitanya Builders and Developers Pvt. Ltd. aged about 44 Years, S/O- Markandachanran Das, having its office at Plot no – 690/13, Behera Sahi, Nayapalli, Po/PS: Nayapalli, Bhubaneswar - 751012, Dist-Khordha, represented by its Director of the Project KRISHNA RESIDENCY.

I, Sri Sri.Tusar Das Promoter do hereby solemnly declare, undertake and state as under:

1. That Shri Caitanya Builders and Developers Pvt. Ltd. Aged About 44 Years, S/O- Markandachanran Das, having its office at Plot no – 690/13, Behera Sahi, Nayapalli, Po/PS: Nayapalli, Bhubaneswar - 751012, Dist-Khordha has a legal title to the land on which the development of the proposed project KRISHNA RESIDENCY Over Plot No-531/5387, Khata No-3101, Mouza-Nayapalli, Bhubaneswar, Dist-Khordha 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 real estate project is enclosed herewith.



For Shri Caitanya Builders and
Developers Pvt. Ltd.

Sri.Tusar Das

For Shri Caitanya Builders and
Developers Pvt. Ltd.

for
✓

gllm

DISTRICT TREASURY
KHURDA, BHUBANESWAR
20 OCT 2020
ADDL. TREASURY OFFICER

Shree Caitanya Builders and
Developers PVT LTD.

gllm

AKSHAYA KUMAR LENKA
STAMP VENDER
BHUBANESWAR COURT
LICENSE NO.-33/92



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters date 27.08.2025.
4. That seventy percent of the amounts released by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of the completion of the project.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 account at 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 the chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by the chartered accountant and it shall be verified during audit that the amounts collected fr 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and rules and regulations made there under.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

For Shri Caitanya Builders and
Developers Pvt. Ltd.

Deponent *Pujan Das*
Director

Identified by me

N.K. Sahoo
Advocate, Bhubaneswar

SWORN BEFORE ME
NARENDRA KUMAR SAHOO
NOTARY, BHUBANESWAR
GOVT. OF ODISHA
Regd. No. ON-040/2003
11/11/2022