

21 JUL 2022

भारतीय गैर न्यायिक



दस  
रुपये



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



ODISHA

P.K. DALABEHERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09

57AA 129272

FORM 'A'

Affidavit-cum-Declaration

Affidavit cum declaration of M/S Riverfront Developers [promoter of the proposed project/ duly authorized by the promoter of the proposed project named DION'S SKY WALK which will be Developed over Plot no 94/6921, 95/6923 & 98/6922, Bearing Khata no 340/1 vide its/his/their authorization dated 20-07-2022];

I, Mr. Suresh Chandra Sahoo [promoter of the project / duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land by executing a Development agreement with CDA named DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT OVER 11.48 ACRES IN CUTTACK ON PPP MODEL UNDER MODEL III OF THE "HOUSING FOR ALL POLICY" OF GOVERNMENT OF ODISHA so as per agreement CDA has provided a piece of land at CDA, Sector -8, Bearing plot no 94/6921, 95/6923 & 98/6922, Khata no 340/1, Mouza - Bidyadharpur, Cuttack, Odisha - 753014 on which development of the project is proposed or RIVERFRONT DEVELOPERS PVT LTD [have/his] a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between CDA and promoter for development of the real estate project is enclosed herewith.

RIVER FRONT DEVELOPERS PVT. LTD.  
*Suresh Chandra Sahoo*  
Director



21 JUL 2022

23557

29/7/22

Riverfront Developers Pvt Ltd

and

DISTRICT TREASURY  
KHURDA, BHUBANESWAR  
05 JUL 2022  
ADDL. TREASURY OFFICER

J BARAL  
STAMP VENDOR  
S.R. Khandagiri, BBSR

Pankaj ray

R.K. DALABHERA  
Notary, Bhubaneswar  
Regd. No. ON 58193



Notarizing the following documents for the purpose of the project...

1. Memorandum of Understanding (MoU) between the Government of Odisha and Riverfront Developers Pvt Ltd...

2. The Government of Odisha has a legal title to the land...  
3. The Government of Odisha has a legal title to the land...  
4. The Government of Odisha has a legal title to the land...  
5. The Government of Odisha has a legal title to the land...  
6. The Government of Odisha has a legal title to the land...  
7. The Government of Odisha has a legal title to the land...  
8. The Government of Odisha has a legal title to the land...  
9. The Government of Odisha has a legal title to the land...  
10. The Government of Odisha has a legal title to the land...

RIVERFRONT DEVELOPERS PVT LTD  
Director

2. That the land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is five years from forth allotment i.e. by 19<sup>th</sup> July 2027 .
4. That Seventy Percent of the amounts realized 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 schedule 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 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the act and the rules and regulations made there under.
10. That promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.

RIVER FRONT DEVELOPERS PVT. LTD.

Deponent

Director

#### 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 21<sup>st</sup> Day of July 2022.

RIVER FRONT DEVELOPERS PVT. LTD.

Deponent

Director

~~P.K. DALABENERA  
Notary, Bhubaneswar  
Regd. No. ON 46/09~~