

ଓଡ଼ିଶା ओडिशा ODISHA

52AA 796950

Form 'A' (as per clause 1 of sub section 2 of section 4 of the act)

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit-cum-Declaration  
Project name-**UTKAL SAPPHIRE**

Affidavit cum Declaration of **Mr. RAKESH BHURA** aged about 32 years, S/o-Prakash Chand Bhura, resident of Plot No-502, Shahid Nagar, Bhubaneswar, 751007, Dist-Khurdha vide his authorisation dated-01/06/2018.

I, **Sri RAKESH BHURA**, Director of UTKAL BUILDERS LTD. and developer of 'UTKAL SAPPHIRE' Building do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is going on 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.
2. That the said land is free from all encumbrances.

For Utkal Builders Limited

*Rakesh Bhura*

Director

34208  
201107

UTKAL BUILDERS LTD.  
"VIRAYATAN" PLOT NO-777, 2<sup>ND</sup> FLOOR,  
SAHEED NAGAR, BHUBANESWAR-751007  
GSTIN NO: 21AAAGU5502C1Z5  
PAN NO. AAAGU5502C

DISTRICT  
21 OCT

Rakesh Sharma

J. N. MISHAPATRA  
Stamp Vendor  
Bhubaneswar Court

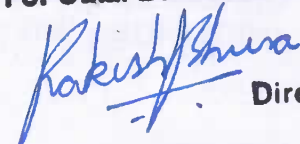
For Utkal Builders Limited

Rakesh Sharma

Director

3. That the time period within which the project shall be completed by me is **22<sup>nd</sup> MAY 2024**.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Utkal Builders Limited


  
Director  
Deponent

#### 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 03/12/2021.

For Utkal Builders Limited

  
Director  
Deponent