

ଓଡ଼ିଶା ओडिशा ODISHA

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

57AA 262928

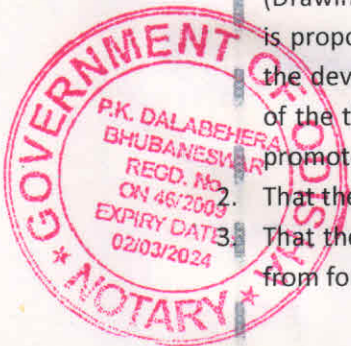
FORM 'A'

Affidavit-cum-Declaration

Affidavit cum declaration of RIVERFRONT DEVELOPERS PVT LTD [promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24-02-2022];

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 – 11, bearing Plot No. 34/6918 & 32/6919, Khata No. 340/1, Mouza – Bidyadharpur, Cuttack, Odisha – 753014 (Drawing Plot No. 11-4-6H/1472 (P), Sector – 11, CDA), on which the development of the project is proposed or RIVERFRONT DEVELOPERS PVT LTD [have/has] 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.
That the land is free from all encumbrances.
That the time period within which the project shall be completed by the promoter is five years from forth allotment i.e. by 21st February 2027.



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2/5/22

Reversal Developer Do

DISTRICT TREASURER
KHURDA, BHARANGA

19 APR 2022

ADDL. TREASURER

and

J BATAL
STAMP VENDOR
S.R. Khandagiri, BBSR



Pankaj' pay

P.K. DALABHERA
Notary, Bhubaneswar
Regd. No. ON 45103

FORM 1A
Statement of Declaration

Attest that the vendor of the stamp paper has been duly authorized by the Government of Odisha to sell the stamp paper to the public and that the stamp paper is being sold to the public through the vendor of the stamp paper.

The vendor of the stamp paper has been duly authorized by the Government of Odisha to sell the stamp paper to the public and that the stamp paper is being sold to the public through the vendor of the stamp paper.

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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.

Suresh chandra sahu

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 2nd day of May 2022.

RIVER FRONT DEVELOPERS PVT. LTD.

Suresh chandra sahu

Deponent

Director

P.K. Dalabehera

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