

29 MAR 2023

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

Jagyneshwar Acharya
Notary, Govt Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

INDIA NON JUDICIAL

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12AA 629419

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: PRISTINE HEIGHTS

Affidavit-cum-Declaration of Mr. Gobind Chandra Singh, aged about 33 years S/O – Chandra Shekhar Singh, resident of Plot-564, Phool Vatika, Vivekananda Marg, Bhubaneswar, Odisha, 751002. (Promoter of the project/ duly authorized by the promoter of project), does hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the proposed project of "PRISTINE HEIGHTS" at BJB Nagar, Bhubaneswar, is to be carried out and a legally valid authentication of title of such land along with an authentication 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.



CSS SJ HOMES

Gobind Chandra
PARTNER

~~For~~
99071

12/12/22

TREASURY
BHUBANESWAR
06 DEC 2022
N. Saha
ADDL. TREASURY OFFICER

CSS SJ HOMES

Air Us
AKSHAY KUMAR LENKA
STAMP VENDOR
BHUBANESWAR COURT
LICENSE NO-33/92
ID-18

CSS SJ HOMES

Gobind Chandra
PARTNER

CSS SJ HOMES
PARTNER

[Signature]
Jagyneshwar Acharya
Notary, Govt. Of India
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3. That the time period within which the project, "PRISTINE HEIGHTS" at BJB Nagar, Bhubaneswar, shall be completed by us is 16/02/2026 complete.
4. That seventy percent of the amounts realized by [me/the promoter] for the real estate project, "PRISTINE HEIGHTS" at BJB Nagar, Bhubaneswar, 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 cost and the land cost and shall be used only for that purpose.
5. That the amount from the separate account, to cover the cost of the project, "PRISTINE HEIGHTS" at BJB Nagar, Bhubaneswar, shall be withdrawn by us in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in a practice that the withdrawal is in proportion to the percentage of completion of the project, "PRISTINE HEIGHTS" at BJB Nagar, Bhubaneswar.
7. That we shall get 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, "PRISTINE HEIGHTS" at BJB Nagar, Bhubaneswar.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. That we shall not discriminate against any allotment at the time of allotment of any apartment, plot or building, as the case may be.

CSS SJ HOMES

[Signature]
PARTNER

Deponent

Quis

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing matter has been concealed by me there from.

Verified by me at Bhubaneswar on this 21st day of March, 2023.

CSS SJ HOMES

[Signature]
PARTNER

Deponent

[Signature]
Jagyneshwar Acharya
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