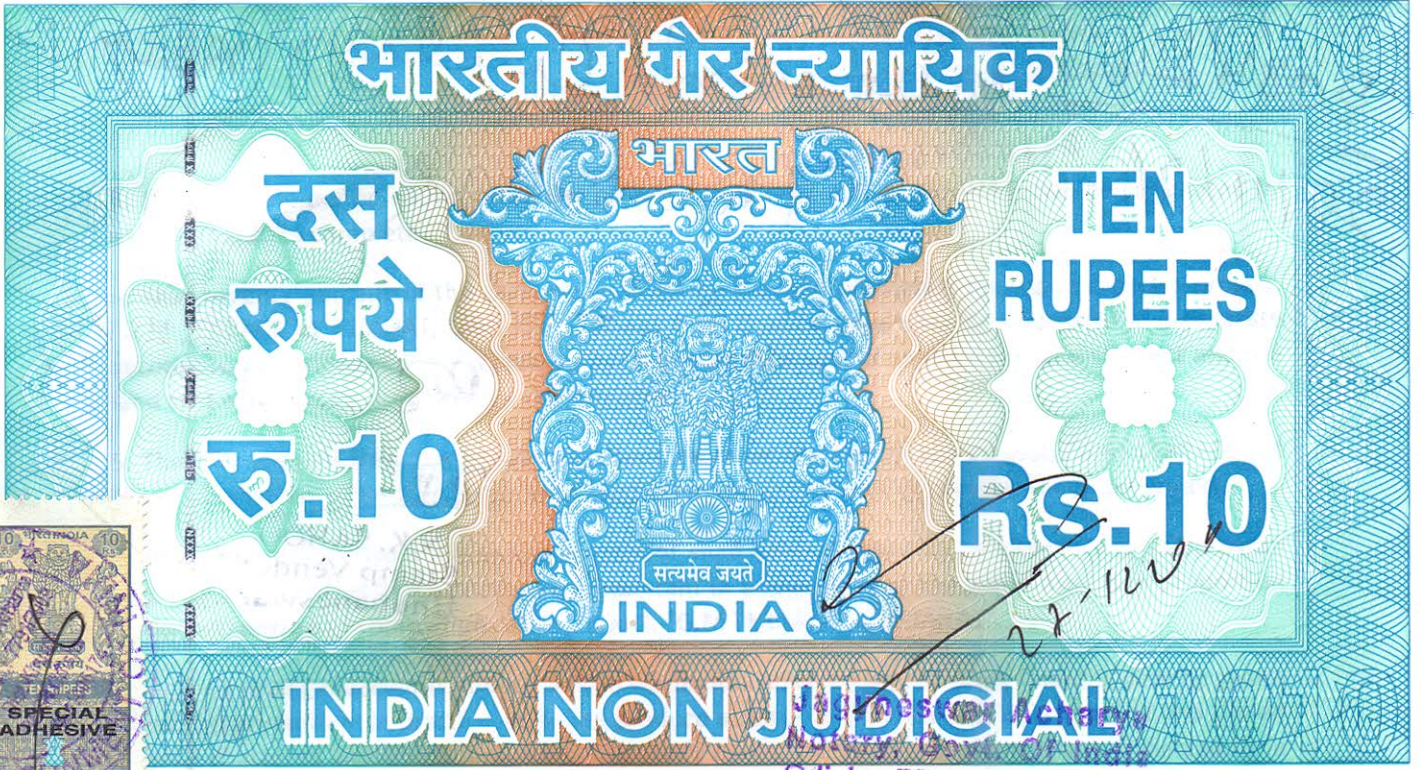


27 DEC 2021



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Odisha, BBSR, Dist-Khurda
Regd. No.-7791/2002 52AA 773855
Mob:- 9861006174

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: G .M TERRACE

Affidavit-cum-Declaration of Mr. MANAS MOTWANI, aged about 31 years S/O Dilip Kumar Motwani resident of N/3 B-10 irc village nayapalli Bhubaneswar, Odisha, 751015. (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 "G.M' TERRACE" at NUAHAT 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.



For Motwani Constructions Pvt. Ltd.

Manas Motwani
DIRECTOR

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

3. That the time period within which the project, "G.M TERRACE" at NUAHAT shall be completed by us is 30/11/2025 complete.
4. That seventy percent of the amounts realized by [me/the promoter] for the real estate project, "G.M TERRACE" at NUAHAT, 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 That the amount from the separate account, to cover the cost of the project, "G.M TERRACE" at NUAHAT, shall be withdrawn by us in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in a practice that the withdrawal is in proportion to the percentage of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, "G.M TERRACE" at NUAHAT.
7. That we shall get accounts audited within six months after the end of every financial year by year a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verify 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, "G.M TERRACE" at NUAHAT.
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.

For Motwani Constructions Pvt. Ltd.

Manas Motwani

DIRECTOR

Deponent

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 27 day of DECEMBER 2021.

For Motwani Constructions Pvt. Ltd.

Manas Motwani

DIRECTOR

Deponent

IDENTIFIED BY ME
Advocate, BBSR



Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
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