



ଓଡ଼ିଶା ଆଠିଶା ODISHA

53AA 390015

Dr. K.M. Panigrahy
NOTARY
Berhampur (Ganjam)
No.
Time.
Place:

Dr. K. M. Panigrahy
B.Sc., LL.M
Notary Berhampur (Gm.)
Regd. No.31/2000

BEFORE THE NOTARY PUBLIC, BERHAMPUR

I Sri Krushna Chandra Sahani, aged about 58 years, Son of Late Kamaraju Sahani, Dalua by Caste, Residing at Gangadhara Nagar, Berhampur, PO: Berhampur, PS: Bada Bazar, Dist. Ganjam, Representing as Director of **M/S. Nandighosh Estates Private Limited**, a Private Limited Company incorporated under the Indian Companies Act, 1956 vide certificate of incorporation No.15-05117, Dt.01.12.1997 issued by the Registrar of Companies, Orissa, Cuttack having its Principal Office at Gandhi Nagar Main Road, Berhampur, Dist. Ganjam (Orissa), Do hereby solemnly declare, undertake, affirm and state as under :

1. That Landowner **DR. SUBHADRA RATH**, Aged about 75 years, W/o. Sri Rama Chandra Rath of Digmurty Street, Berhampur, in the District of Ganjam have a legal title to the lands on which the development of the project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Development agreement between such owner and promoter (Deponent) executed on dtd.26/01/2023 which was registered vide document No.10612300769, dtd.04/02/2023 of the office of the SRO - 1, Berhampur for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

FORM PART

NOTARY PUBLIC

For Nandighosh Estates Pvt. Ltd.

Sashi Anand Sanyal

Director

3128 10.3.21 10
P. Dmyt...
P. AN

02

Treasury Officer
Special Treasury, Berhampu

S.V.S.R.O. BAN/V



3. That the time period within which the project "**NANDIGHOSH SHREEKUNJ PHASE III**" which has been approved by the Brahmapur Development Authority vide its approval letter No.808, dtd.18/07/2022 over **Revenue plot Nos.169/5807 of khata No.849/1373, Revenue plot No.170/4372 of khata No.849/1372, Revenue plot No.171/4373/5759 of khata No.849/1374, Revenue plot No.173 of khata No.849/1377 and Revenue plot No.177/5808 of khata No.849/1378 in Mouza Pathara** of Kanishi Tahasil shall be completed by me is **17/07/2025** (within 3 years from the date of approval from BeDA).
4. That seventy percent of the amount released 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 amount 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 amount 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 utilized 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 thereunder.
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 Nandighosh Estates Pvt. Ltd.

Xshu dho Saly
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 Berhampur on this _____ day of _____.

For Nandighosh Estates Pvt. Ltd.

Xshu dho Saly
Director

Deponent.

Identified by

DECLARATION
The deponent having been identified by Advocate Sri..... solemnly affirm before me this the..... before the Notary, Berhampur..... A.M./P.M. read over and explained the deponent who seems perfectly to have understood the contents and teh affidavit.

13/2
Dr. K.M. Panigrahy
Notary Berhampur (G...)

For Nandipati Estates Pvt. Ltd.

Director

For Nandipati Estates Pvt. Ltd.

Director