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[Handwritten Signature]
P.K. DALA BEHERA
Notary, Bhubaneswar
Regd. No. ON 46/08

62AA 917900

Form "A"

AFFIDAVIT- CUM- DECLARATION

Affidavit- cum Declaration of Mr. Sharat Kumar Sahu aged about 56 years, S/o. Late Narahari Sahu, resident at Plot No.1, Tulsivihar Complex, Sailashree Vihar, Bhubaneswar Director of Stalwart Projects Pvt. Ltd. Having its Office at Sub Plot No.1, Tulsivihar Complex, Sailashree Vihar, Chandrasekharpur, Bhubaneswar-751021, dist.Khordha(Odisha) having its PAN No.AAQCS1757F, Promoter of the project "Stalwart Skycity" situated over Plot No.306/1712/4449, Khata No.474/6565, Plot No.306/1712/4450, Khata No.474/2771, Plot No.306/1712/4935, Khata No.474/6500, Plot No.306/1712/4256, Khata No.474/3700, Plot No.306/1712/4840, Khata No.474/3160, Plot No.306/1712/4812, Khata No.474/3162, Plot No.306/1712/4841, Khata No.474/6177, Plot No.306/1712/4963, Khata No.474/3988, Plot No.306/1712/4033, Khata No.474/2369, Plot No.306/1712/4163, Khata No.474/2506, Plot No.306/1712/4695, Khata No.474/6456, Plot No.306/1712/4255, Khata No.474/2601, Plot No.306/1712/3986, Khata No.474/2331, Plot No.306/1712/3986/5932, Khata No.474/6487, Plot No.306/1712/5692, Khata No.474/6210, Plot No.306/1711/5556, Khata No.474/5007, Plot No.306/1711/5557, Khata No.474/5008, Plot No.306/1711/5558, Khata No.474/5009, Plot No.306/1817, Khata No.474/3470 & Plot No.306/1712/5772, Khata No.474/6291, Mouza- PATIA, Bhubaneswar.

I Mr. Sharat Kumar Sahu Director of M/s. Stalwart Projects Pvt. Ltd. and authorized signatory of the project do hereby solemnly declare, undertake and state as under:



1. That the Promoter has a legal title to the land on which the development of the project namely "STALWART SKYCITY" situated over Plot No.306/1712/4449, Khata No.474/6565, Plot No.306/1712/4450, Khata No.474/2771, Plot No.306/1712/4935, Khata No.474/6500, Plot No.306/1712/4256, Khata No.474/3700, Plot No.306/1712/4840, Khata No.474/3160, Plot No.306/1712/4812, Khata No.474/3162, Plot No.306/1712/4841, Khata No.474/6177, Plot No.306/1712/4963, Khata No.474/3988, Plot No.306/1712/4033, Khata No.474/2369, Plot No.306/1712/4163, Khata No.474/2506, Plot No.306/1712/4695, Khata No.474/6456, Plot No.306/1712/4255, Khata No.474/2601, Plot No.306/1712/3986, Khata No.474/2331, Plot No.306/1712/3986/5932, Khata No.474/6487, Plot No.306/1712/5692, Khata No.474/6210, Plot No.306/1711/5556, Khata No.474/5007, Plot No.306/1711/5557, Khata No.474/5008, Plot No.306/1711/5558, Khata No.474/5009, Plot No.306/1817, Khata No.474/3470 & Plot No.306/1712/5772, Khata No.474/6291, Mouza- PATIA, Bhubaneswar.
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by the Promoter is 26.03.2028
4. That seventy percent of the amounts realized by the 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 scheduled bank to cover the cost construction and the land cost and shall be used only for that purchase.
5. That the amounts from the separate account; to cover the cost the project, shall be withdrawn by the 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 the withdrawal is in proportion to the percentage of completion of the project.
7. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by Act and rules and regulations made there under.
10. That the promoter shall not discriminate against any allot tee at the time of allotment of any apartment, plot or building, as the case may be.

For Stalwart Projects (P) Ltd.


Director

Verification


The contents of may be above affidavit-cum-Declaration are true and correct and nothing material has been concealed be me there from.

Verified by me at Bhubaneswar on this 27th day of March, 2023

For Stalwart Projects (P) Ltd.


Director




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