

3 AUG 2021

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत

TEN
RUPEES

Rs.10

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

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

50AA 190389

Form 'A'

(See rule 3(4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit cum Declaration of M/S ESSEN CONSTRUCTION

I, **Sri. Pradeep Thacker** aged about 55 years, S/o- Late Sri Manilal Thacker residing at Plot No 9-C Jayadurga Nagar ,Bhubaneswar Po/Ps –Laxmisagar, Bhubaneswar Dist- Khurda, Odisha Partner of **M/S ESSEN CONSTRUCTION** having its office at S/2/A-42, Mancheswar Industrial Estate, Bhubaneswar-751010, Dist: Khurda, Odisha (Promoter of the Project/duly authorized by the promoter of the project) do hereby solemnly declare, undertake and state as under:

That, the land owners Sri Kailash Chandra Sahoo S/O Lokanath Sahoo And Smt. Laxmipriya Sahoo, W/O Kailash Chandra Sahoo have legal title to the land on which the development of the proposed project, namely **ESSEN KAILASH**, is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between Land owners and Essen Construction for development of the real estate project is enclosed herewith.

ESSEN CONSTRUCTION

Pradeep Thacker
PARTNER



12844
28/10/20

ESSEN Construction
Museum

DISTRICT TREASURER
BHUBANESWAR
02 JUN 2020
OFFICER

[Handwritten signature]

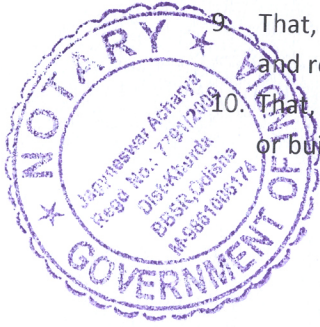
Dr
N.K.SAHOO
Stamp Vendor
Bhubaneswar

ESSEN CONSTRUCTION
Goodeep Thacker
PARTNER

[Handwritten signature]

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

2. That, the said land is free from all encumbrances.
3. That , the time period within which the project, namely **ESSEN KAILASH**, shall be completed by me is on 24.06.2024
4. That seventy per cent of the amounts realized by [me / 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 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 [me / the promoter] in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn by [me/ 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, 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



ESSEN CONSTRUCTION
[Handwritten signature]
PARTNER
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 Bhubaneswar on this 3rd day of August 2021

IDENTIFIED BY ME
[Handwritten signature]
ADVOCATE, BBSR

[Handwritten signature]

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