

19 JUN 2020



भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

Sri Muralidhar Sahu
Notary of Advocate
Govt. of Odisha
Bhubaneswar-15
Regd. No. 76/2014
SUAA 185116

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BEFORE THE NOTARY PUBLIC, BHUBANESWAR.

AFFIDAVIT-CUM-DECLARATION

I, Sri Pradipta Kumar Mohanty, S/o-Late Mukunda Prasad Mohanty, Managing Director of 'Rudrakshya Infraprojects Pvt.Ltd.' Promoter of 'Rudrakshya River View' do hereby solemnly declare, undertake and state as under:

1. That, 'Rudrakshya Infraprojects Projects Pvt.Ltd. Has a legal title to the land Plot No.156, Khata No.333/508, Mouza-Alarpur, Bhubaneswar on which the development of the proposed plotting Project 'Rudrakshya River View' is to be carried out.
2. That the said land is free from all encumbrances. That, the time period within which the plotting project shall be completed by the Promoter is before 30.10.2022.
4. The Seventy percent of the amount realized by the promoter or the real estate plotting 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 project boundary wall, land development with land cost and shall be used only for that purchase.



Contd...P/2.

Pradipta Kumar Mohanty

No

14624

JUN 2020

19.06.2020
A. V. Mahapatra

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GAJENDRA NATH MOHANTY
STAMP VENDOR, TAHASII
BHURANESWAR

Pradipta Kumar Mohanty

Notary Public
Gajendra Nath Mohanty
Tahasii, Bhuraneswar
District, Odisha

NOTARIAL CERTIFICATE

I, Pradipta Kumar Mohanty, Notary Public, Tahasii, Bhuraneswar, District, Odisha, do hereby certify that the above mentioned A. V. Mahapatra is the true and correct owner of the land situated at Tahasii, Bhuraneswar, District, Odisha, and that the said land is free from all encumbrances. The proposed plan of the land is in accordance with the provisions of the Land Revenue Act, 1956, and the said land is free from all encumbrances. The proposed plan of the land is in accordance with the provisions of the Land Revenue Act, 1956, and the said land is free from all encumbrances. The proposed plan of the land is in accordance with the provisions of the Land Revenue Act, 1956, and the said land is free from all encumbrances.



5. That, the amounts from the separate account to cover the cost of the plotting project shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 plotting 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 account 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 have/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 a ny allottee at the time of allotment of any plot as the case may be.

Pradipta Kumar Mohanty
Deponent

Verification

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

Verified by me at Bhubaneswar on this 19th day of June, 2020.

Pradipta Kumar Mohanty
Deponent.

M
Notary Public, Bhubaneswar.

29/6/2020
Sr. ~~Munishkar Sahu~~
Notary of Advocate
Govt. of Odisha