

भारतीय गैर न्यायिक



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रुपये

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TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL



ଓଡ଼ିଶା ଓଡ଼ିଶା ODISHA

Form 'A'
[See Rule 3(4)]

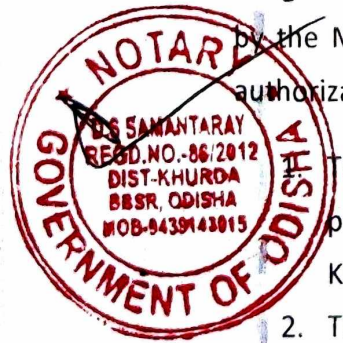
55AA 662800
DUSAN SAMANTARAY
NOTARY, GOVT. OF ODISHA
BHUBANESWAR, ODISHA
REGD. NO. - 88/2012
MOB - 9439143015

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

Affidavit-Cum -Declaration
Project Name-ROYAL HOMES

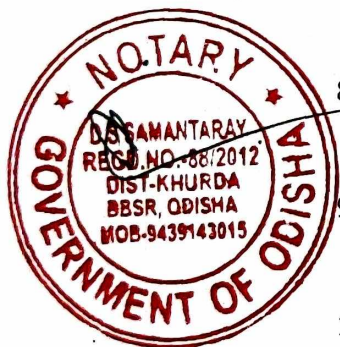
Affidavit cum declaration of Mr. Suryakant Pattnaik, Managing Director of M/s. Sai Bhagabati Multi Projects Pvt. Ltd., Promoter of the Project; **ROYAL HOMES** duly authorized by the M/s. Sai Bhagabati Multi Projects Pvt. Ltd., Promoter of the Project vide their authorization dated 25.11.2021 do hereby solemnly declare, undertake and state as under.

- That the promoter has a legal title to the land on which the development of the project namely '**ROYAL HOMES**' situated over revenue Plot No.227 & 228 vide Khata No. 120 & 68, Mouza-Botanda, Tahasil-Jatni, Khordha.
2. That the said land is free from all encumbrances.
 3. That the time period within the project shall be completed by the promoter is 18.10.2025
 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 of construction and the land cost and shall be used only for that purpose.



Sai Bhagabati Multi Projects Pvt. Ltd.
Managing Director

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter on proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by the promoter after it is certified by an engineer, an architect and Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of 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 project and the withdraw has been in compliance with the proportion to the percentage of completion of the project.
8. The Promoter has shall take all the pending approvals on time, from the competent authorities.
9. The Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. The promoter shall not discriminate against any allottee at the time of allotment of any apartment, as the case may be.




Verification

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

Verified by me at on this 26th day of May of 2022.

Sai Bhagabati Multi Projects Pvt. Ltd.

 Managing Director

DUSASAN SAMANTARAY
 NOTARY, GOVT. OF ODISHA
 BHUBANESWAR, ODISHA
 REGD. NO. - 88/2012
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 26/05/2022