



ଓଡ଼ିଶା ओडिशा ODISHA

49AA 827170

Affidavit-cum-Declaration

Affidavit-cum declaration of Mr. Sunil Agarwal, Director of SHEETAL REAL ESTATE (P) LTD
I, Mr. Sunil Agarwal, S/o-Hariram Agarwal, Director of SHEETAL REAL ESTATE (P) LTD
promoter of the Project "SHEETAL CITY CENTRE" do hereby solemnly declare, undertake and
state as under:

1. That, the Project is being developed/proposed to be developed on Plot No- 577/2819 ,
542/2561 , 577/2689 , 540 , 541 , 578 , 578/1937 , 577/2740 , 577/2741 & 577/2851 of
Khata No- 302/821 , 302/850 , 302/977 , 302/985 , 302/893 , 302/896 , of Mouza
Hulurisingha , Tahasil- Angul , Dist- Angul , Odisha
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me/the promoter] is 36
months from the date of plan approval i.e. 03-10-2022 .
4. That seventy per cent of the amounts realised by the promoter or 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withdrawn by the promoter in proportion to the percentage of completion of the project.

Sheetal Real Estate (P) Ltd.

Sunil Agarwal
Director 13/3/20

Sunil Agarwal
NOTARY
ANGUL

AFFIDAVIT

ମନୁଷ୍ୟମାନଙ୍କର ସ୍ୱତନ୍ତ୍ରତା
ଅଧିକାର ସଂରକ୍ଷଣ ପାଇଁ



Sheetal Real Estate (P) Ltd.

Signature

13/3/20

Signature 12/3/2020

SAMBIT PRADHAN
STAMP VENDOR
ANGUL



Affidavit No. 4292/2020
dated this 13th day of March 2020
The above named deponent having been
identified by Sri. H. Das
..... Advocate, Angul
solemnly affirmed before me this
the 13th day of March
2020 at A.M./P.M. in
the court premises that the contents
of this affidavit true to the best of
his/her knowledge

Signature
ROHITA KUMAR BEHERA
NOTARY
ANGUL, ODISHA
Regd.No-ON 09-2002
Cell-94371 49576

Signature
13/3/20



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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilised 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 the Act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

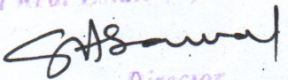
Deponent

Verification

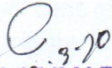
The contents of my above Affidavit cum-Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this _____ day of _____

Sheetal Real Estate (P) Ltd.


Director

Deponent 13/3/20


ROHITA KUMAR BEHERA
NOTARY
ANGUL, ODISHA
Regd.No-ON 09-2002
Cell-94371 49576