

22 DEC 2023

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Rs.10

INDIA NON JUDICIAL

P.K. DALABEHERA

Notary, Bhubaneswar
Regd. No- ON-46/09

68AA 276605

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Form 'A'

[See Rule 3(4)]

Affidavit-cum-Declaration

Project Name: KOKILA DREAM HOME

I, **Mr. Janaki Ballava Samantaray**, aged about **55 years**, S/o. **Sri Chakrapani Samantaray**, vide its authorization dated **02.11.2003**

I, **Sri Janaki Ballava Samantaray**, aged about **55 years**, S/o. **Sri Chakrapani Samantaray**, Managing Director of **M/S. SB REALCON PVT.LTD** do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal title to the land having Plot No.269, Khata No. 419, Mouza - Padhansahi, Tahasil - Jatni, Dist - Khurda, on which the development of the project is proposed.
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 **30.11.2026**.
4. That seventy per cent of the amounts realised 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 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. The promoter shall take all the pending approvals on time, from the competent authorities.
9. The promoters have 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 duplex, plot or building, as the case may be.

For S.B.REALCON PVT.LTD.

Janaki Balaika Sankey

Managing Director

Deponent

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 Bhubaneswar on this 22nd day of December, 2023

For S.B.REALCON PVT.LTD.

Janaki Bouve Sankey

Managing Director

Deponent



P.K. Dalabenera
P.K. DALABENERA
Notary, Bhubaneswar
Regd. No- ON-46/09,