

ଓଡ଼ିଶା ଆଡିଶା ODISHA

NOTARY
PRANAB KU. MOHANTY
BHUBANESWAR
REGD. NO-28/04
GOVT. OF ODISHA
52AA 343919

DECLARATION SUPPORTED BY AN AFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of Mr Deepak Tripathy promoter of the project OM SWASTIK "URMILLA ABODE & VICTORO TOWER, Rudrapur duly authorized by the promoter of the project, vide their authorized date.

I, Sri Deepak Tripathy [promoter of the project / duly authorized by the promoter of the project] do hereby solemnly declare, undertake and state as under;

1. That [I / promoter] [have / has] a legal title to the land on which the development of the project is proposed or [have / has] a legal title to the land on which the


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PRANAB KU. MOHANTY
BHUBANESWAR
REGD. NO-28/04
GOVT. OF ODISHA

OM SWASTIK

Deepak Tripathy
MANAGING PARTNER

No
1642

DA 21.01.22
Om. Swantik
412
Agmt

~~No~~
DISTRICT TREASURY
KHURDA, BHUBANESWAR
18 JAN 2022

ADDL. TREASURY OFFICER

Stamp

3c
GAJENDRA NATH MOHANTY
STAMP VENDOR, TAPASIL
BHUBANESWAR

development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

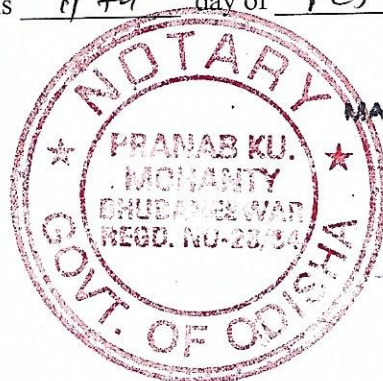
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by [me / the promoter is **31st DECEMBER 2025**.
4. The seventy percent of the amounts realized by [me / the promoter] for the real estate project from the allot tees, from time to 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 That the amounts from the separate account, to cover the cost of the project , shall be withdrawn by [Me / the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [Me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 / 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 proportion to the percentage of completion of the project.
8. That [I / the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the act and the rules and regulations made there under.
10. That [I / the promoter] shall not discriminate against any allot tee at the time of allotment of any apartment, plot or building, as the case may be.

OM SWASTIK
[Signature]
MANAGING PARTNER
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 12/2/22 on this 11th day of Feb-22 **OM SWASTIK**



[Signature]
MANAGING PARTNER
Deponent

[Signature]
11-2-22