

19 AUG 2023

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INDIA NON JUDICIAL

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Form 'A'

[See Rule 3 (4)]

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 PARADISE

Affidavit Cum Declaration of Mr. Rakesh Samal, [duly Authorized by M/s. Bhoomi Sanrachna Creation Pvt. Ltd., the promoter of the project, Vide its Authorization dtd- 01/04/2023.

I Mr. Rakesh Samal, Managing Partner duly authorized by the M/s. Bhoomi Sanrachna Creations Pvt. Ltd. the promoter of the project do here by solemnly declare undertake and state as under:

1. That the promoter has a legal title to the land Plot No.697/6284 & 698/5924, Khata No. 432/4164 & 432/3723, Mouza - Dumduma, Tahasil-Bhubaneswar, PS-Bhubaneswar, Dist - Khordha, Odisha On which the development of the project is proposed.
2. That the said land is free from all encumbrances.



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BHOOMI SANRACHNA CREATIONS PVT. LTD.

Rakesh Samal

MANAGING DIRECTOR

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3. That the time period within which the project shall be completed by the promoter is **30.06.2026**.
4. That Seventy percent of the amount 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 to cost of Constructions and the land cost and shall be used only for that purpose.
5. That Amounts from the separate account, to cover the cost of project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That Amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 utilized 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 authorized.
9. The Promoter 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 apartment, Plot or Building, as the case may be.

BHOOMI SANRACHNA CREATIONS PVT. LTD.


Deponent
MANAGING DIRECTOR


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 Bhubaneswar on this 19th day of AUGUST, 2023. BHOOMI SANRACHNA CREATIONS PVT. LTD.




MANAGING DIRECTOR
Deponent


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