

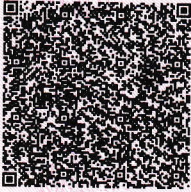


सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Odisha**

**e-Stamp**

Certificate No. : IN-OD03435616550781U  
Certificate Issued Date : 14-Mar-2022 11:53 AM  
Account Reference : SHCIL (FI)/ odshcil01/ SAMBALPUR/ OD-SBP  
Unique Doc. Reference : SUBIN-ODODSHCIL0104646316552225U  
Purchased by : JAGADISH PATEL  
Description of Document : Article IA-4 Affidavit  
Property Description : NA  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : JAGADISH PATEL  
Second Party : NA  
Stamp Duty Paid By : JAGADISH PATEL  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



-----Please write or type below this line-----

*Jagdish Patel*

**QT** 0005428961

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



*[Handwritten Signature]*  
SIGNATURE OF THE PURCHASER

*[Handwritten Signature]*  
14/03/2022

Stock Holding Corporation of India Ltd.  
E-Stamping Sambalpur



SL. NO. 1994. DL. 16.322

M.C. Nayak  
NOTARY Sambalpur.

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER  
BEFORE THE NOTARY PUBLIC, SAMBALPUR**

**AFFIDAVIT-CUM-DECLARATION**

Project Name – **BARSANA NAGAR**

Affidavit-cum-declaration of **JAGADISH PATEL** Director of SKY ORBIT REAR  
INFRA PVT. LTD.,

I, **JAGADISH PATEL**, (duly authorized by the Promoter) promoter of the Project do  
hereby solemnly declare, undertake and state as under:-

1. That I have a legal title to the land on which the development of the project named "**BARSANA NAGAR**" is going on Plot No. 993, 1076/2962, 1077, 993/1513, 1076/1514, 1366/2251, 1365/3045, 1076/1366 of M.S. Khata No. 171/1358, 171/1514, 171/1428, 171/1438 of Mouza – Sambalpur Town Unit No. 16, Sarla, Tahasil/ Dist. Sambalpur, Odisha, being the land owner and promoter for development of the real estate project is enclosed herewith and the project has been duly approved by SMC, Sambalpur.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me within 31<sup>st</sup> March, 2025.
4. That seventy percent of the amount realized by me/ 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amount from the separate account to cover the cost of the project shall be withdrawn by me/ promoter in proportion to the percentage of the completion of the project.

*Jagdish Patel*

6. That the amount from the separate account shall be withdrawn by me/ promoter after it is certified by an engineer, an Architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.
7. That I/ promoter shall get the account audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a separate account and duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amount connected from 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 approval on time, from the competent authority.
9. That I/ the promoter have/ has furnished such other documents as have been prescribed by the act and the rules and regulations made thereunder.
10. That I/ the promoter shall not discriminate against any allottee at the time of any allotment of any apartment, plot or building as the case may be.



Verification

That 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 Sambalpur on this 28<sup>th</sup> day of January, 2022.

Identified by me

*K.C. Nayak*  
Advocate, Sambalpur

*[Signature]*  
Deponent

The deponent has appeared before me today at... 12-30... being identified by Sri... *K.C. Nayak*... Advocate Sambalpur.

*K.C. Nayak*  
NOTARY Sambalpur

