

Sl No. 343 Dt. 6 DEC 2022



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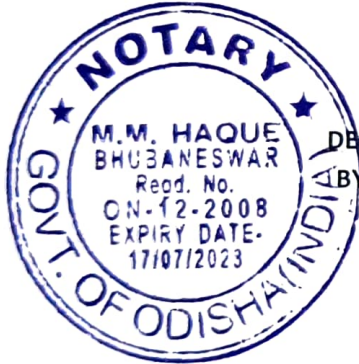
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*M.M. Haque*  
M.M. HAQUE  
NOTARY, BHUBANESWAR  
Regd. No.- ON-12/2008

Form 'A'

[See Rule 3(4)]

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



Affidavit-cum-Declaration

Project Name: PADMANANDA PALACE

Affidavit cum Declaration of Mr. BIJAYA KUMAR PATRA[duly authorised by OMMBASTU BUILDCON PRIVATE LIMITED, the promoter of the project, vide its authorisation dtd.02.08.2020];

I, Mr. BIJAYA KUMAR PATRA[duly authorised by OMMBASTU BUILDCON PRIVATE LIMITED the promoter of the project] do hereby solemnly declare, undertake and state as under:

That the Promoter have a legal title to the land PLOT NO.274, KHATA NO.253, PLOT NO:266,271,272,273 KHATA NO:156, PLOT NO:272/1037,266/1036 KHATA NO:330/268, PLOT NO:265/1042 KHATA NO:330/280, PLOT NO: 272/1035 KHATA NO:330/267 OF MOUZA- BANGUARI, TAHASIL- BHUBANESWAR, PS-BALIANTA, BHUBANESWAR, DIST. -KHORDA. MOUZA- BANGUARI, TAHASIL- BHUBANESWAR, PS-BALIANTA, BHUBANESWAR, DIST. - KHORDA on which the development of the project is proposed.

OMMBASTU BUILDCON PVT. LTD.

*Bijaya Kumar Patra*

Managing Director

M.M. HAQUE  
NOTARY, BHUBANESWAR  
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1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by the promoter is **28.07.2025**.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
6. 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.
7. The promoter shall take all the pending approvals on time, from the competent authorities.
8. The promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. The promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

OMMBASTU BUILDCON PVT. LTD.  
*Rijoy Kumar Patra*  
Managing Director  
Deponent

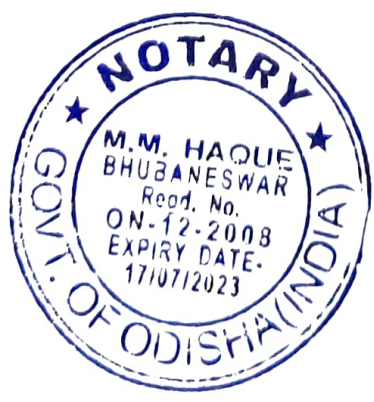
Identified by me  
*[Signature]*  
Advocate, Bhubaneswar

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 6<sup>th</sup> day of Dec, 2022.

OMMBASTU BUILDCON PVT. LTD.  
*Rijoy Kumar Patra*  
Managing Director  
Deponent



*[Signature]*  
06/12/2022  
M.M. HAQUE  
NOTARY, BHUBANESWAR  
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