

भारतीय गैर न्यायिक

दस  
रुपये  
₹.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



ओडिशा ODISHA

FORM A

(see rule 3(4))



AA 062967

**AFFIDAVIT-CUM-DECLARATION**

Affidavit cum Declaration of Mr. Satyanarayan Upadhyaya.

I **Mr. Satyanarayan Upadhyaya**, aged about 42 years, s/o Late Gopal Charan Upadhyaya, **Partner of M/s Synergy Properties and Developers** (Promotor of the Project) do hereby solemnly declare, undertake and state as under:

1. That **M/s Synergy Properties and Developers** has a legal title to the land on which the development of the proposed project is to be carried out and legally valid authentication of title of such land along with an authenticated copy of 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 us within **28<sup>th</sup> Day of February - 2024**
4. That seventy per cent. of the amounts realized by me for the real estate project from the allottee, from time to time, shall, be deposited in a separate



M/s. Synergy Properties & Developers

*Satyanarayan Upadhyaya*  
Partner

- 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn by us according to the percentage of completion of the project.
  6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 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 we shall take all the pending approvals on time, from the competent authorities.
  9. That we have furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
  10. That we shall not discriminate against any allottee at the time of allotment of any plot or plotted scheme, as the case may be.

M/s. Synergy Properties & Developers

*Satyajit Kumar Upadhyay*  
Deponent  
*Upadhyay*  
Partner

**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 03<sup>Rd</sup> Day of March - ,2021



M/s. Synergy Properties & Developers

*Satyajit Kumar Upadhyay*  
Deponent  
*Upadhyay*  
Partner

*03-03-2021*