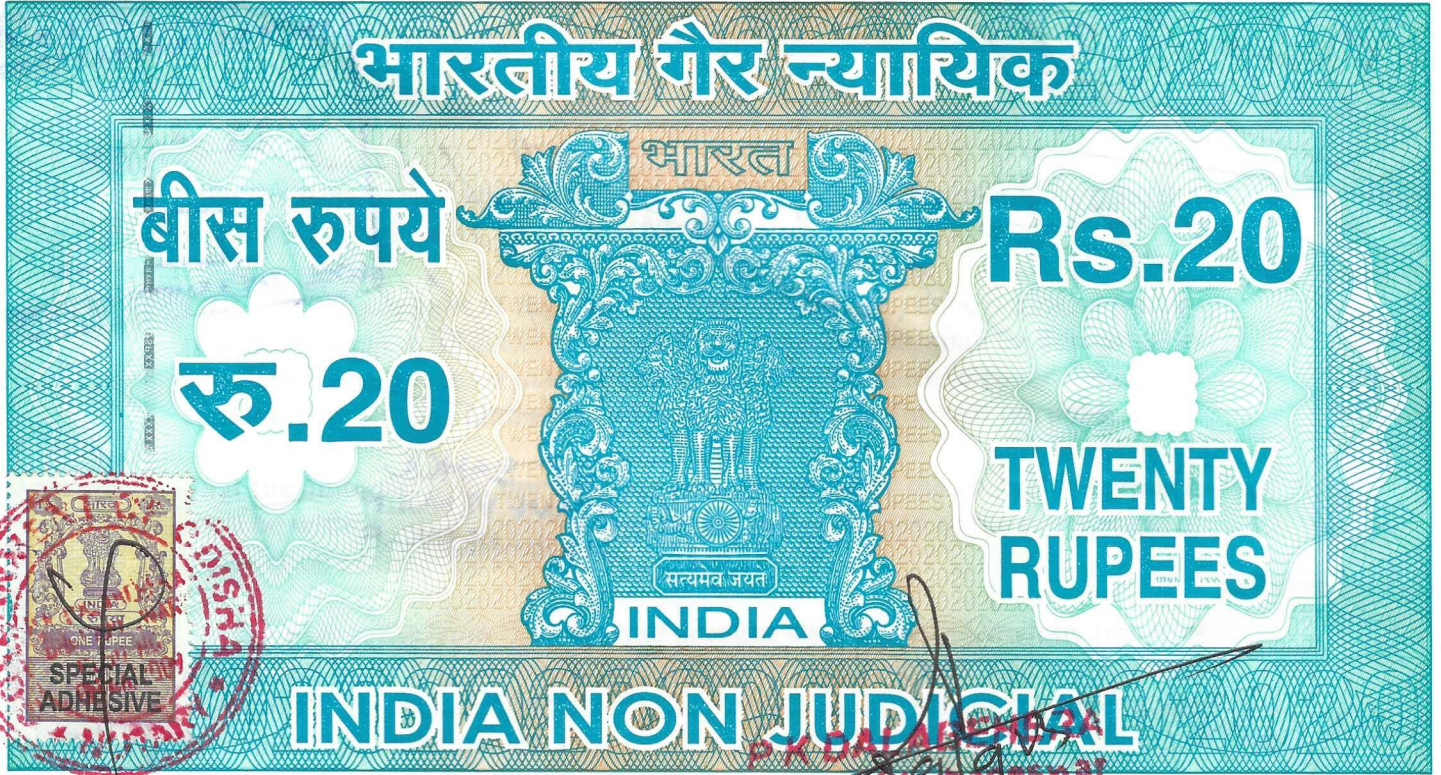


29 SEP 2023



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P.K. DALA
Notary, Bhubaneswar
Regd. No. CN-46/09 12AA 902350



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: Urban Sereno

Affidavit cum Declaration of Mr. Aman Agrawal, aged about 46 years, S/o Sh. Prem Chand Agrawal [promoter of the project];

I, Aman Agrawal [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 proposed project is to be carried out, over Plot Nos-260/981 & 261/1152, having Khata Nos.- 276/408 & 276/1263 respectively in Mouza- Nuagaon, Tahasil: Bhubaneswar, of District- Khurda 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.

Urban Living Developers-LLP
Aman Agrawal
Designated Partner

1 2 SEP 2023

DISTRICT TREASURY
KHURDA, BHUBANESWAR
26 SEP 2023
ADOL. TREASURY OFFICER

29334
2995
Urban Living
Over 200

R.C. SAHOO
STAMP VENDER
PHUBANESWAR

Anan Agrawal

~~P. K. DALA
Notary, Bhubaneswar
Good in Charge~~



Form 'A'
[See Rule 2(f)]
PROJECT SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Project Name: Urban Living

I, Anan Agrawal (Promoter of the project) do hereby solemnly declare, undertake
and state as under:

1. That the promoter (hereby) has a legal title to the land on which the
development of the proposed project is to be carried out, over the
survey No. 278/102 & 278/103, located in
in the - Nagar, Taluk: Bhubaneswar, of District: Khurda, and a legally
authenticated copy of such land along with an authenticated copy of
the agreement between such owner and promoter for development of the land
is enclosed herewith.

Urban Living Development
Designated Partner

3. That the time period within which the project shall be completed by [me/the promoter] is five years, i.e., by 01/10/28.
4. That seventy per cent of the amounts realised 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Urban Living Developers LLP

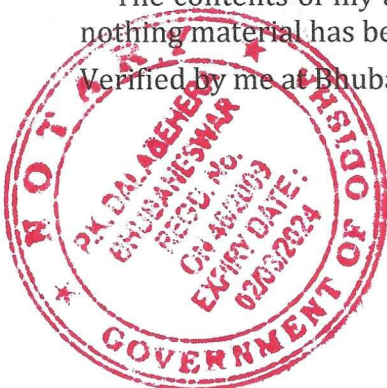

Designated Partner

Deponent


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 29th day of September 2023



Urban Living Developers LLP


Designated Partner
Deponent

