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SI No. 56
Date 10/08/21

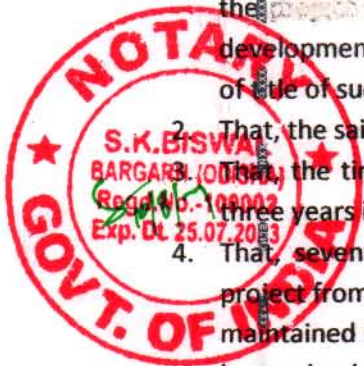
Form 'A'
[See Rule 3(4)]

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

AFFIDAVIT-CUM-DECLARATION

I, M/S Ganapati Builders Ltd, represented through its Director Sri Santosh Kumar Agrawal, aged about 73 years, S/o – Gopiram Agrawal, having its registered office at Padhanpali, Near Old N.H.-6, Ps/Tahasil-Bargarh, Dist- Bargarh, Odisha, do here by solemnly affirm, declare, undertake and state as under:-

1. That, we Ganapati Builders Ltd have a legal title to the land on which the development of the proposed project is proposed or promoter has a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy 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 (I/the developer) is three years i.e. 27-08-2024.
4. That, seventy percent of the amounts realised by (i/the developer) 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.

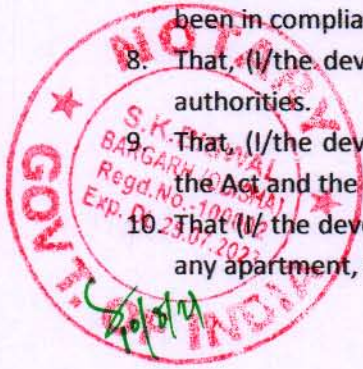


For Ganapati Builders Ltd.

Santosh Kumar Agrawal
Director

(2)

5. That the amounts from the separate account to cover the cost of the project, shall be withdrawn by (I/the developer) in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by (I/ the developer) after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 developer) shall get the accounts audited within six month 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 the amounts collect6ed for a particular project and the withdrawal has been in compliance with the proportion to the percentage off completion of the project.
8. That, (I/the developer) shall take all the pending approvals on time, from the competent authorities.
9. That, (I/the developer) have furnished such other documents as have been prescribed by the Act and the rules and regulation made there under.
10. That (I/ the developer) shall not discriminate against any allottee at the time of allotment of any apartment, Plot or building, as the case may be.



For Ganapati Builders Ltd.

Saurabh Kumar Singh

Director
Deponent

Verification

The contents of my above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bargarh on this 10th day of August 2021

For Ganapati Builders Ltd.

Saurabh Kumar Singh

Director
Deponent

Identified by me

[Signature]
Advocate
10/8/21

The deponent having been
Identified by Sri.....*S.K. Biswal*.....
Advocate solemnly affirmed before
me on dt.....*10/8/21*.....A.M/P.M

S.K. BISWAL
Notary Public, Bargarh
Regd.No.-1000081