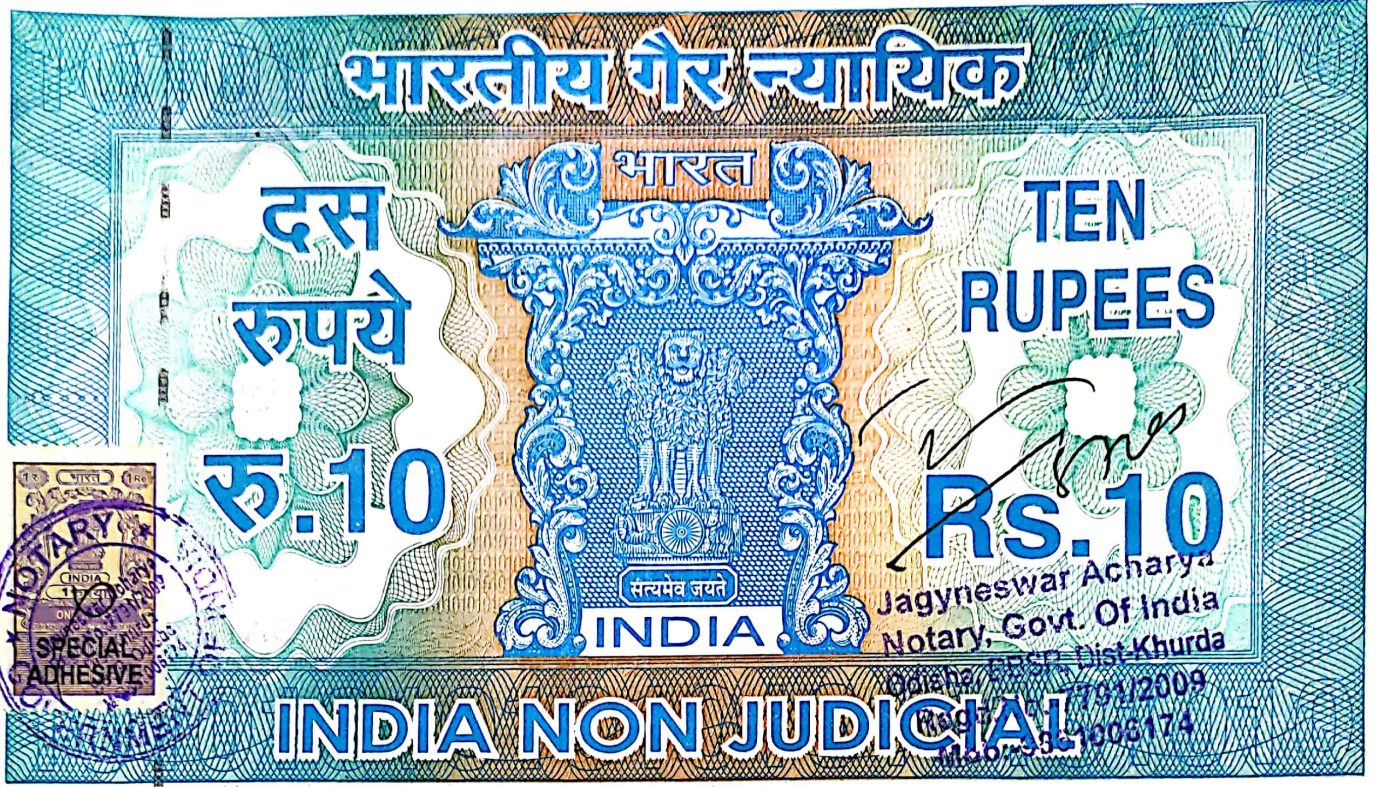


05 JUL 2023



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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

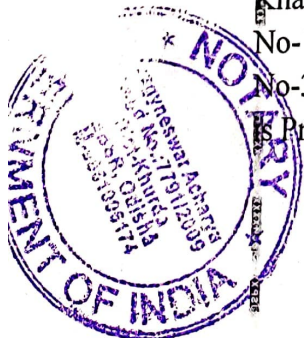
Affidavit-cum-Declaration

Project Name: "Krishna Manor"

Affidavit Cum Declaration of Mr. Debiprasad Mohapatra [duly authorized by Krishna Properties & Developers Pvt. Ltd. The Promoter of the Projects, Vide its authorization]:

I, Mr. Debiprasad Mohapatra [duly authorized by Krishna Properties & Developers Pvt. Ltd. The Promoter of the Project] do hereby solemnly declare, undertake and State as under.

1. That the Promoter have a legal title to the land having Plot No-195, Khata No-382/327, Plot No-194, Khata No-382/292, Plot No-192/716, Khata No-382/291, Plot No-193, Khata No-382/328, Plot No-253/1166 & 254/1167, Khata No-382/302, Plot No-258/1403, Khata No-382/462, Plot No-259, Khata No-382/290, Plot No-192, Khata No-382/334, Plot No-191, khata No-382/300, Plot No-181/1374, Khata No-382/427, Plot No-181/1375, khata No-382/428, Mouza-Batapuran Tahasil- Baranga on which the development of the Project is Proposed.



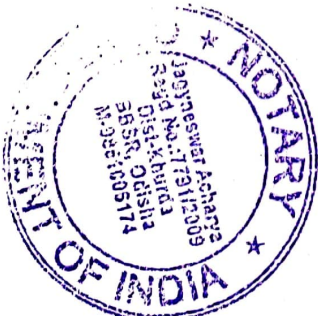
KRISHNA PROPERTIES & DEVELOPERS PVT.

Debiprasad
Director

[Handwritten signature]

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

2. That the said land having Plot No-195, Khata No-382/327, Plot No-194, Khata No-382/292, Plot No-192/716, Khata No-382/291, Plot No-193, Khata No-382/328, Plot No-253/1166 & 254/1167, Khata No-382/302, Plot No-258/1403, Khata No-382/462 is free from all encumbrances and the Plot No-259, Khata No-382/290, Plot No-192, Khata No-382/334, Plot No-191, Khata No-382/300, Plot No-181/1374, Khata No-382/427, Plot No-181/1375, Khata No-382/428 has been mortgaged in SBI, SME Janpath Branch, Bhubaneswar Vide Document No.0716 dt.10.03.23.
3. That the time period within which the projects shall be completed by the promoter is 10.04.2026.
4. That seventy percent of the amounts realized by the promoter for the real estate project from the allotted, 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 accounts, to cover the cost of the projects, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate accounts 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.
7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
8. The Promoter shall take all the pending approvals on time, from the competent authorities.
9. The Promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
10. The Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



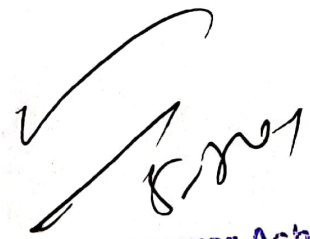
KRISHNA PROPERTIES & DEVELOPERS PVT. LTD.

[Handwritten signature]

[Handwritten signature]
Director

Deponent

Jagyneswar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174



Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

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 Bhubaneswar on this 05th day of July 2023.

Identified by me



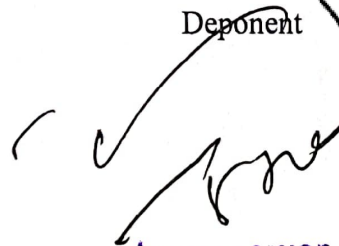
Advocate, Bhubaneswar

KRISHNA PROPERTIES & DEVELOPERS PVT. LTD.



Director

Deponent



Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
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