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59AA 218979

**BEFORE THE NOTARY PUBLIC, BERHMPUR, GANJAM.**

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-um-Declaration

Project Name: ISALI TOWNER

Affidavit cum Declaration of **Mrs. Sova Rani Pradhan** [duly authorised by ISALICARE ESTATES AND HEALTH PVT. LTD., the promoter of the project, vide its authorization dated 01.07.2021];

C.R. Satapathy  
NOTARY  
Berhampur (Gm.)  
Odisha  
No. A-305  
Dt. 18.6.2022  
Time. 2.00 PM

1. **Mrs. Sova Rani Pradhan** [duly authorized by ISALICARE ESTATES AND HEALTH 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.1212/10701, Khata No.495/5002 & Plot No.1213/13292, Khata No.495/5126, Mouza – Lochapada, Tahasil-Berhampur, Dist. Ganjam on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. That the timeperiod within which the project shall be completed by the promoter is **18.01.2026**.

**Isali Care Estates & Health Pvt. Ltd.**

*Sova Rani Pradhan*  
**Managing Director**

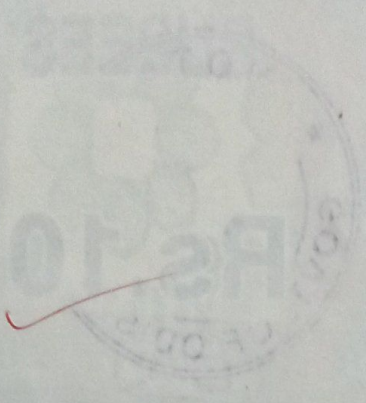
Form Part of. *AMM*

*18.6.2022*  
**C.R. Satapathy**  
Notary Berhampur 'Gm



8539 B422  
Mrs. S. Prall  
(RAM)  
AS RDM

Treasury Office,  
Special Treasury, Bernam;



**EXPLORE THE NOTARY PUBLIC BERNAM & JAW**

PREPARATION & PRODUCTION OF A NOTARIAL INSTRUMENT  
THE NOTARY PUBLIC BERNAM & JAW

THE NOTARY PUBLIC BERNAM & JAW

THE NOTARY PUBLIC BERNAM & JAW

THE NOTARY PUBLIC BERNAM & JAW

THE NOTARY PUBLIC BERNAM & JAW

THE NOTARY PUBLIC BERNAM & JAW

Isall Care Estates & Health PA Ltd

Managing Director

Part of  
C.R. Prall  
Special Treasury, Bernam



4. That seventy per cent of the amounts realized 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. 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.
7. That promoter shall get the accounts audited within six months after the end of every financial years 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 have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
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.



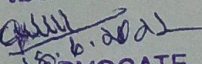
~~Isali Care Estates & Health Pvt. Ltd.~~  
 Sova Bari Pradhan  
 Managing Director

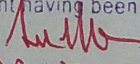
**Verification**

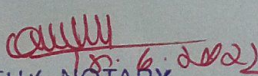
The contents of my above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Berhampur on this 18<sup>th</sup> day of June, 2022

~~Isali Care Estates & Health Pvt. Ltd.~~  
 Sova Bari Pradhan  
 Managing Director  
 Deponent

IDENTIFIED BY  
  
 ADVOCATE

**DECLARATION**  
 The Deponent having been duly identified  
 by.....  .....  
 Advocate.. **BANN** .. on this **18/6/22**  
 Day of **JUN** .. 20**22** .. at **B.** .. AM/PM  
 Solemnly affirmed & attested before me that  
 the contents mentioned in this affidavit  
 are true to the best of his/her knowledge  
 information & belief

  
 C.R. SATAPATHY, NOTARY  
 Berhampur (Gm.) Odisha