

6 MAY 2023



ओडिशा ODISHA

Form 'A'.
[See Rule 3(5)]



577A 051945

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY BY THE PROMOTER.

**Affidavit - cum – Declaration
"SOBHA MANSION"**

Affidavit cum Declaration of SRI PRADIPTA KUMAR BISWAS ROY, Managing Director of M/s Sri Jagannath Promoters & Builders (P) Ltd., the Promoter Company of the Project "SOOBHA MANSION", duly authorised by M/s Sri Jagannath Promoters & Builders (P) Ltd., the Company, vide its authorization dated 20/12/2022, do hereby solemnly declare, undertake and state as under:

1. That, we have a legal title to the land on which the development of the project is proposed namely "SOOBHA MANSION." situated over Sthitiban Plot No. 378/2514 & 378/2515 Khata No. 474/723 of Mouza: Patia, Bhubaneswar P.S. Infocity , Tahasil:- Bhubaneswar, Dist- Khurda, (Having being the GPA holder of the above plot) 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 of the agreement between such owner and promoter for development of the real estate project is enclosed herewith and the project has been duly approved by BMC, Bhubaneswar, Vide letter No. 5976, dtd: 07/02/2023.
That, the said land is free from all encumbrances.
That, the time period within which the project shall be completed by the promoter is 31 December, 2025.
4. That, the Seventy percent 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 That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project .



For Sri Jagannath Promoters & Builders (P) Ltd

Handwritten signature in blue ink

Managing Director

Handwritten signature

DISTRICT TREASURY
KHURDA, BHUBANESWAR
30 JUN 2022
ADDL. TREASURY OFFICER

Sri Jagannath Promotes & Builders (P) LTD

Handwritten signature

AKSHAY KUMAR
S. O. JUDGE
BHUBANESWAR COURT
ID No-18

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 That, the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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, 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 for 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 on the case may be.

For Sri Jagannath Promoters & Builders (P) Ltd

Deponent.

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 on this day of

Prasad on this *06th* day of *May-2023*

For Sri Jagannath Promoters & Builders (P) Ltd

Deponent.

Managing Director



6.5.2023