

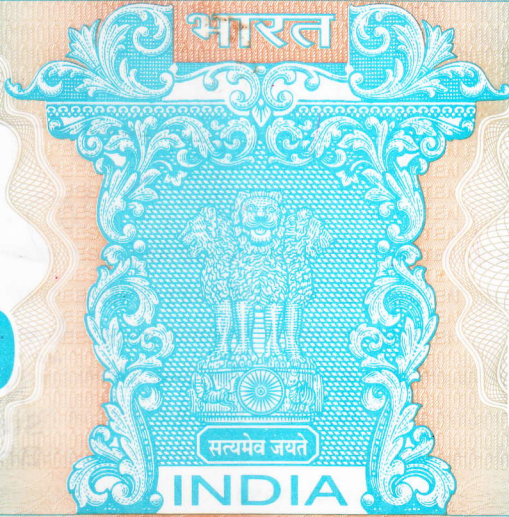
19 FEB 2022

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INDIA

TEN
RUPEES

Rs.10



INDIA NON JUDICIAL

JAGYNESWARACHARYA
NOTARY PUBLIC OF INDIA
BBSR DIST. P.O. P.O. ODISHA
REGD. NO. 7791/2009

MOB: 8455885397

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FORM 'A'

SEE RULE 3 (4)

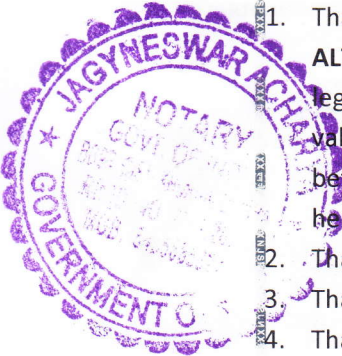
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-Cum-Declaration

Project Name: KHUSHI ALTAIR

Affidavit cum Declaration of Sri Pradeep Thacker, Director of M/s Khushi Realcon Pvt. Ltd. at -S-2/A-42,43,44, Mancheswar Industrial Estate, Bhubaneswar, Khurda, Odisha (Promoter of the project / duly authorized by the promoter of the project) 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 proposed project **KHUSHI ALTAIR** at Plot No. 622, 710 & others, Mouza – Gobindaprasad, Bhubaneswar, Odisha has a legal title 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me as on 30-06-2026.
4. That seventy percent of the amounts realized by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by us in proportion to the percentage of completion of the project.



KHUSHI REALCON PVT. LTD.

Pradeep Thacker

Director

JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
BBSR, DIST-KHURDA, ODISHA
REGD. NO. 7791/2009
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[Handwritten signature]

6. That the amounts from the separate account shall be withdrawn by us after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 we 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 account 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. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the Act and the Rules and Regulations made thereunder.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

KHUSHI REALCON PVT. LTD.

[Handwritten signature: Gadeep Thakur]
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 Bhubaneswar on this 19th day of February 2022.

KHUSHI REALCON PVT. LTD.

[Handwritten signature: Gadeep Thakur]
Director

Deponent

Identified by me

[Handwritten signature: S. K. Patra]
ADV BBSR

Advocate, Bhubaneswar



Sworn before me.
Notary Public Bhubaneswar

[Handwritten signature]
JAGYNESWAR ACHARYA
NOTARY, GOVT. OF INDIA
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