



ଓଡ଼ିଶା ओडिशा ODISHA

19.7.2022
PRASANT KUMAR RAY 12AA 944440
FROM- 'A' NOTARY PUBLIC, BHUBANESWAR
(See Rule (34)) REGD. No.-ON-75/2012
GOVT. OF ODISHA

Affidavit-cum-Declaration

PROJECT-SAI UMESH, MOUZA-GHATIKIA, BHUBANESWAR, KHORDHA.

Affidavit -cum-declaration of Mr. Tapan Kumar Kuanr promoter of the project/ duly authorised by the promoter of the project, vide its/hi/their authorisation dt- 27/04/2022

I, Mr. Tapan Kumar Kuanr, the proprietor of M/S SHREE SAI GOPINATH CONSTRUCTION, Bhubaneswar, Odisha promoter of the project/ duly authorised by the promoter of the project do here by solemnly declare undertake and state as under:-

1. That I/Promoter have a legal title to the land on which the development of the project is proposed namely. SAI UMESH over Khata No-2365/572 Plot No. 308, Plot No 168(C) K-1, Kalinganagar, Mouza-Ghatikia, Bhubaneswar, Pin-751003. That the promoter has entered into a registered joint development agreement with the land owner Regd. No. 11132205009 dated.27/04/2022 and also the GPA holder of the said land under resisted GPA no. 1132205010 dated 27/04/2022.

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

SHREE SAI GOPINATH CONSTRUCTION

Tapan Kumar Kuanr
PROPRIETOR



PRASANT KUMAR RAY
NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012
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3. That the time period within which the project shall be completed by me / the promoter is dt-20/02/2026
4. That seventy percent of the amount realized by me /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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me/the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by me / the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 project.
7. That I/ the promoter shall get the account audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of account duly certified and sign by such chartered accountant and it shall be verified during the audit that the amount 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 [I/ the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That I/ the promoter have furnished such the document as have been prescribed by the Act and the rules and regulation made there under.
10. That I/ the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.
11. That I/ the promoter shall not discriminate any allottee at the time of allotment of any apartment, plot or building, as the case may be.

SHREE SAI GOPINATH CONSTRUCTION
Deponent

PROPRIETOR

Verification

The content of the above affidavit cum declaration are true and correct nothing material has been concealed by me there from.

Verified by me at Bhubaneswar on this 24th Day of May, 2023



SHREE SAI GOPINATH CONSTRUCTION
Deponent

PROPRIETOR
Deponent

PRASANT KUMAR RAY
NOTARY PUBLIC, BHUBANESWAR
REGD. No.-ON-75/2012
GOVT. OF ODISHA

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