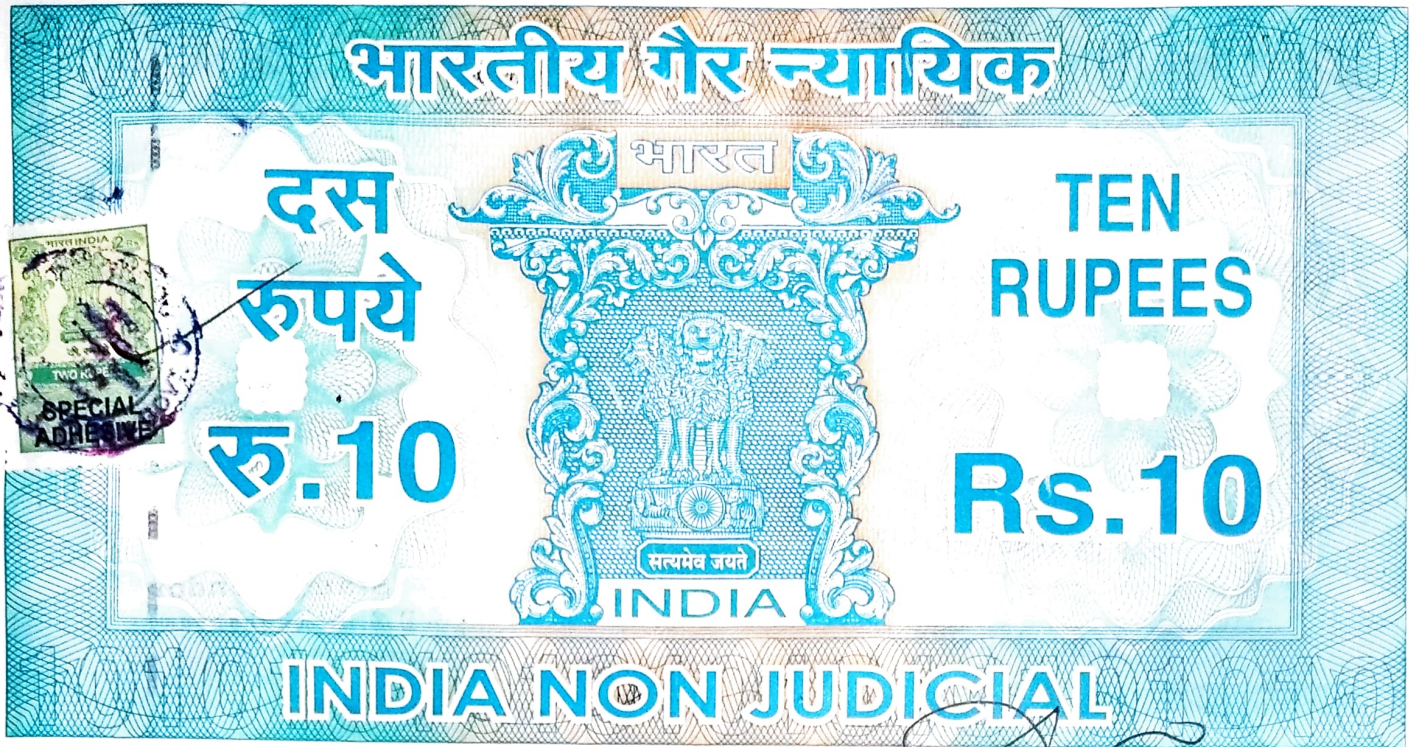


NOTARISED

29 SEP 2021



IN THE COURT OF ODISHA

Form "A"

(See rule 3 (4))

NOTARY, BHUBANESWAR  
REGD. NO. OH 86/2012  
GOVT. OF ODISHA  
PH: 9337121777  
486040

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

**Project – JB PARK VIEW-II**

**Affidavit-cum-Declaration.**

Affidavit cum Declaration of Mr./Mrs. JB Assets Pvt. Ltd. Red. Office at plot no.- N-6/178,IRC Village, Nayaplli, Bhubaneswar, Dist- Khurda and Mr. Saroj Kumar Mohapatra, rcp by its POA holder J.B Assets Pvt Ltd. Of plot no. 1062/2201,Balianta, Dist- Khurda. and M.D. Sri Jyotiranjana Behuria, aged about 39 years, S/O. Bharat Chandra Behuria, of M.D of JB Assets Pvt. Ltd. Of Bhubaneswar,

Promoter of the project /duly authorized by the promoter of the project JB PARK VIEW-II his /their authorization dt. 10.09.2021.

Jyotiranjana Behuria (2) Mr. Saroj Kumar Mohapatra, are the promoter of the project/ duly authorized by the promoter of the project and POA holder of JB Assets Pvt. Ltd. Do hereby solemnly declare, undertake and state as under.

1. That (I/promoter have/ has) a legal title to the land on which the development of the project is proposed (have/has) a legal title to land on which the development of the proposed project is

For JB Assets (P) Ltd.

*S. K. Mohapatra*  
Managing Director

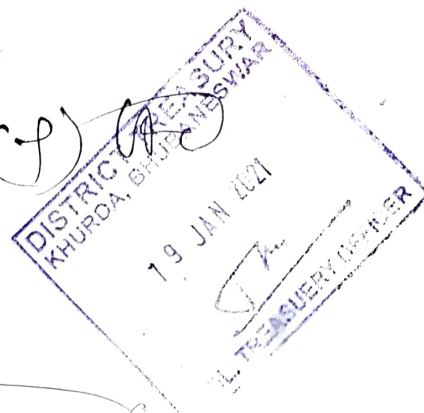


1374  
20/1/21

JB

Assets (P) Ltd

*[Handwritten signature]*



For JB Assets (P) Ltd.  
*[Handwritten signature]*  
Managing Director

C.R. PRUSTY  
Stamp Vendor  
D.S.R, Bhubaneswar

*[Faint red stamp]*



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

*[Handwritten signature]*  
NOTARY  
BHUBANESWAR  
REGD. NO. 88/2012  
GOVT. OF ODISHA  
PH: 9337121277

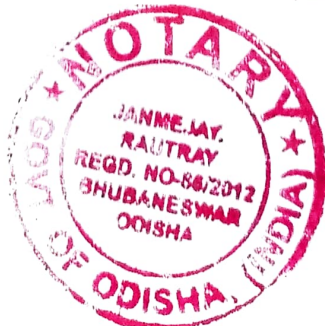
2. That the said land is free from all encumbrances.  
That details of encumbrances nil including details of any rights, title, interest, dues, litigation and name of any party in or over such land.
3. That the time period within which the project shall be completed. By (me/promoter) is 30.12.2024)
4. 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purposes.
5. That the amount from the separate amount. 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 amount 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 withdrawn id in proportion to the percentage of completion of the project.
7. That (I/the promoter) shall get the accounts audited within six months safe to 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 amount collected for a particular project have been utilize for the project and amount withdrawals has been in compliance with the proportion to the percentage of completion the project.
8. That (I/the promoter) shall take all the pending approvals on time from the completion authorities.
9. That (I/the promoter) have/ has furnished such other documents as have been prescribed by the Act and the rules and regulation made the rounder.
10. That (I/the promoter) shall not decimate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For JB Assets (P) Ltd.  
*[Handwritten signature]*  
Managing Director  
Deponents.

Verification

The contents of our above affidavit cum declaration are true and correct and nothing materials has been concealed by me there from.

Verified by me at Bhubaneswar on this 21<sup>th</sup> day of September , 2021



For JB Assets (P) Ltd.  
*[Handwritten signature]*  
Managing Director  
Deponents.

*[Handwritten signature]*  
NOTARY  
BHUBANESWAR  
REGD. NO. 88/2012  
GOVT. OF ODISHA  
PH: 9337121277