

AFFIDAVIT

Before the Executive Magistrate/Notary Public, Bhubaneswar

I, Sri/Smt. _____, S/o, D/o, W/o _____, Permanent Resident of (Address) _____, presently residing at Flat No. ___ in Block No ___, Chandrama Apartment Complex at Unit-III, Bhubaneswar do hereby on solemn affirmation state as under:

1. I have purchased the Flat No. ___ in A/B/C Residential Block along with parking No. _____ in the Chandrama Apartment Complex, Unit-III, Bhubaneswar (Herein after called the "Property");
 - a) Directly from M/s. B. Engineers and Builders Ltd. (Herein after called "Builder") **OR**
 - b) From the original/subsequent allottee Sri/Smt _____, S/o, D/o, W/o _____, of Village _____ Po _____ Dist. _____ on 3rd party purchase basis (Herein after called "Original-Subsequent Allottee") **OR**
 - c) Directly from Odisha State Housing Board (herein after called "OSHB")

(Strike out which is not applicable)

in the Joint Venture project over Leasehold land measuring Ac 2.88 dec. with Odisha State Housing Board & M/s. B. Engineers and Builders Ltd & paid full cost of the Asset to the Builder/Original-Subsequent Allottee/OSHB. (Strike out which is not applicable)

2. I have not created any lien on the property, allotted/purchased by me, in favour of any other 3rd party as on date of affidavit and I am in rightful possession of the property.
3. I have taken possession of the above Property in the Chandrama complex from the Builder since dated / / , after completion of construction made by the Builder and I am fully aware that, OSHB has no liability whatsoever in respect of the structural safety, quality of construction and allied amenities including electricity, water supply, sewerage, lift, firefighting system etc. in respect of my residential flat as well as the Complex and I do hereby agree to indemnify OSHB from any future liability in this regard.
4. I have approached OSHB Authority in this regard for registration of flat in my name and I am aware that OSHB is making its best endeavour to mitigate the grievance for registration of Property only after due diligence and compliance of technical/legal bottlenecks, as required under Law.
5. I do undertake that, I am submitting the documents pertaining to purchase of the above Property to OSHB vide **Annexure-I** & these are all part of genuine transactions with Builder/original-subsequent Allottee/OSHB. In case, the same is found to be incorrect or false in future, I shall be held liable for all consequences as per provisions of Law. Accordingly, I do hereby agree and bind myself to indemnify OSHB for any type of damage, cancellation and all such loss(s) that may be caused to the Board out of this transaction, in respect of above Property & these shall be at my own cost and risk.

6. I am fully aware that Odisha State Housing Board has auctioned the vacant land measuring Ac.0.9419 dec. meant for commercial Block No. D in original plan through E-auction to the new successful bidder/developer in pursuance of arbitration award passed by Hon'ble Arbitrator which is decree of Court in eye of Law and I accord my free and full consent to any such proposed new construction of Residential and/or Commercial Built up space to be taken up in future as well as sale/allotment of the same Built up space to buyers chosen by the new successful Bidder/developer, M/S GLS REALTY PVT. LTD., GLS Tower, New Town, Kolkata and accordingly I shall extend all my support & cooperation to the Board & its Agency for successful completion of such project.
7. I do hereby execute this affidavit for utilisation by OSHB before any legal forum, Statutory Authorities including ORERA/BDA/BMC for any purpose, if required, including regularisation of old constructions, receipt of occupancy certificate, approval & registration of the new proposed plan for new residential and/or commercial built-up space over the vacant land measuring Ac 0.9419 dec. with Odisha Real Estate Regulatory Authority & such other Authority(s) concerned as required under law.
8. I accord my full consent and shall extend full support for construction of community hall and for all such process required for purpose of registration of flats.
9. I shall be a member of Resident Welfare Association in the complex Block-A, B & C, to be formed and duly registered, as per provisions of "Odisha Apartment Ownership Act, 2015", as amended from time to time.
10. I, as an allottee of a flat in this Chandrama Complex shall not have any further claim or right whatsoever against OSHB in future.
11. I shall bear all stamp duty and registration charges, as per Rules to be fixed/charged by the Sub-Registrar.
12. I have gone through the Affidavit, understood the contents and consequences thereof, agree & consent to each and all contentions made in this Affidavit, on my free will and volition, without any force, compulsion and coercion from any quarter.
13. This Affidavit is made to be filed before OSHB for its use.

Annexure-I- List of documents submitted to OSHB relating to purchase of the property from builder/original -Subsequent allottee/OSHB.

A d v o c a t e

E X E C U T A N T

Identified by me