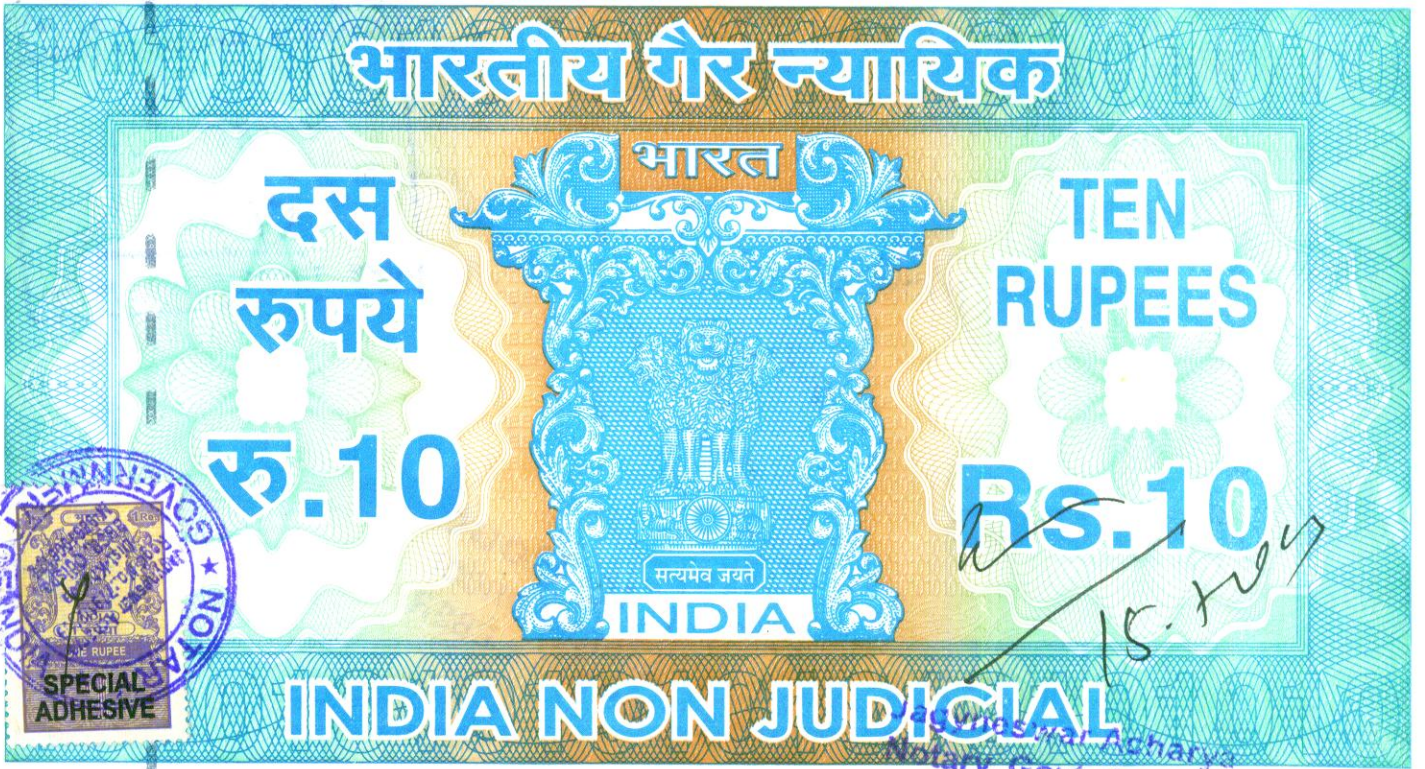


15 JUL 2023



ଓଡ଼ିଶା ओडिशा ODISHA

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
63AA164298
Regd.No.-7791/2009
Mob:-9861006174

Form 'A'

[See Rule 3(4)]

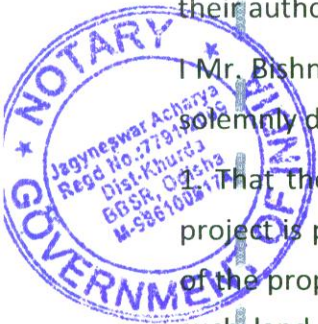
Affidavit-cum-Declaration

Project Name: " JIVA "Alarpur

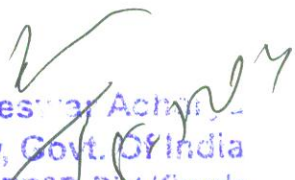
Affidavit cum Declaration of **Mr. Bishnu Prasad Panda** Director of **Panda Infratech Limited** (promoter) of the project (duly authorised by the promoter of the project, vide their authorisation dated: - 25-06-2023)

I **Mr. Bishnu Prasad Panda** (Duly authorised by the promoter of the project) do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed Project is to be 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 for development of the real estate project is enclosed herewith and the project has been duly approved by BDA, Bhubaneswar.



Panda Infratech Ltd.
Bishnu Prasad Panda
Director


Jagynesh Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist-Khurda
Regd.No.-7791/2009
Mob:-9861006174

2. That the said land is free from all encumbrances.
3. That the project situated at Alarpur, over the said plot no- 178,179,180,181 Under khata no- 299, 233, 333/685 & 333/711, Name and style as "JIVA"
4. That the time period within which the project shall be completed by me/the promoter is Date:-05/05/2026.
5. That seventy per cent of the amounts realised 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 land cost and shall be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me/the promoter in proportion to the percentage of completion of the project.
7. 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 the project.
8. That I/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 by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
10. That I/the promoter have/has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
11. That I/the promoter shall not discriminate against any allottee at the time of allotment of any plot as the case may be.

Panda Infratech Ltd.

Director

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist. Khurda
Regd.No.-7791/2009
Mob:-9861006174

Bishnu
W Jones

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 day of 15/07/2023

Panda Infratech Ltd.

Bishnu
Bhadra

Director

Deponent

(Advocate)



IDENTIFIED BY ME
Gopin
ADVOCATE, BBSR

Jagyneshwar Acharya
Notary, Govt. Of India
Odisha, BBSR, Dist. Khurda
Regd.No.-7791/2009
Mob:-9861006174