

03 DEC 2022

NOTARISED



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DUSAN SAMANTARAY  
NOTARY, GOVT. OF ODISHA  
BHUBANESWAR, ODISHA 778108  
REGD. NO. 88/2012  
MOB-9439143015

Form 'A'

[See Rule 3(4)]

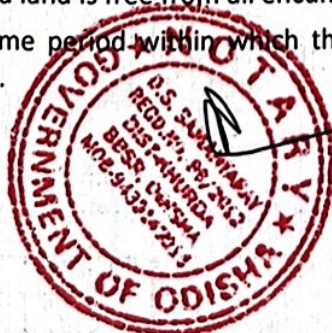
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit-cum-Declaration

Project Name: "ARCHID ELITE"

Affidavit cum Declaration of Mr. Anshuman Patnaik, Director Of Archid Builders Pvt Ltd [duly authorised by the promoter of the project, vide its/his/their authorisation dated 01.11.2022];

1. I Mr. Anshuman Patnaik [duly authorised by the promoter of the project] do hereby solemnly declare, undertake and state as under:
2. That we have a legal title to the land on which the development of the project is proposed namely "ARCHID ELITE" situated Over Plot no- 403 & 403/1972, Khata no- 493/38 & 474/246, Mouza- Patia, Tahasil- Bhubaneswar, in the District- Khurda, 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 BMC, Bhubaneswar.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by [me/the promoter] is 31.12.2026.



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For Archid Builders Pvt.Ltd.

Anshuman Patnaik

Director

DUSASAN SAMANTARAY  
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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 the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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. [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
10. [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. [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.

For Archid Builders Pvt.Ltd  
*Ashwini Pattnaik*  
Director  
Deponent

Verification

The contents of my above Affidavit cum-Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at BBR on this 30<sup>th</sup> day of 2022

For Archid Builders Pvt.Ltd  
*Ashwini Pattnaik*  
Director  
Deponent



*A*  
03.12.2022  
DUSASAN SAMANTARAY  
NOTARY, GOVT. OF ODISHA  
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