

26 JUN 2023

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



ओडिशा ODISHA ASWINI KU. PRADHAN

60AA 636757

NOTARY PUBLIC

Bhubaneswar

Regd. No-ON-92/2009

Mob 9437264959

[See Rule 3(4)].

DECLARATION, SUPPORTED BY AN AFFIDAVIT

PROJECT NAME: ACRERISE AURA PH-II

Affidavit cum Declaration of Sheikh Mairajul Haque, S/o- Sheikh Amanul Haque, aged about 36 YEARS, Resident of - Reba Duplex, Reba Bagicha, Kalfa, P.S. Lalbag, Dist Cuttack, Occupation - Business, AADHAAR 808278091636, PAN ACPPH2385E, Designated Partner of M/s. Acrerise Realty LLP, a Limited Liability Partnership Firm, incorporated under The Limited Liability Partnership Act, 2008 having its principal office at Plot No. A/295, at PS/PO: Saheed Nagar, Bhubaneswar 751007, promoter of the project do hereby, solemnly declare, undertake, and state as under.

That we have a legal title to the land on which the development of the project is proposed namely, Acrerise Aura PH-II over Khata No. 225/553 Plot No. 921/1327 and Khata No. 225/451 Plot No. 925, Mouza : Patapur, Trishulia, Cuttack, Odisha,



Acrerise Realty LLP
Designated Partner

13525
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Ascende Realty *[Signature]*

DISTRICT TREASURY
KHURDA, BHUBANESWAR
23 MAR 2023
ADDL. TREASURY OFFICER

[Signature]

[Signature]
Stamp
Bhubaneswar Comm



Pin Code- 754005. That the Promoter has entered into two registered joint development agreements with land owner for (i) Plot No. 921/1327, Regd. No. 10392107265 dated. 03.12.2021 and (ii) Plot No. 925, Regd. No. 10392107264, dated 03.12.2021 and is also the GPA holder of the said land under a registered GPA No. for (i) Plot No. 921/1327, Regd. No. 10392107266 dated 03.12.2021 and (ii) Plot No. 925, Regd. No. 10392107269 dated 03.12.2021.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 15th July 2028.
4. That seventy per cent of the amounts realised by 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
7. That 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.
8. The promoter shall take all the pending approvals on time, from the competent authorities.
9. The promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. The promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

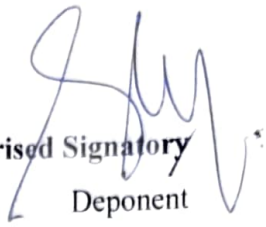


Acrerise Realty LLP

Designated Partner

ASWINKU PRADHAN
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Mob-9437284969

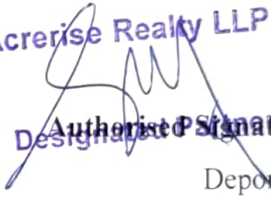
For Acrerise Realty LLP


Authorised Signatory
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 on this 26th day of June, 2023

For Acrerise Realty LLP

Acrerise Realty LLP

Authorised Signatory
Deponent

Identified by me.

Saiprasad Dash
ADVOCATE
Orissa High Court




ASWINKU PRADHAN
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