

C 1 AUG 2023

भारतीय गैर न्यायिक

दस  
रुपये

रु.10

TEN  
RUPEES

Rs.10



INDIA NON JUDICIAL



ଓଡିଶା ओडिशा ODISHA

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

60AA 181761

**Affidavit-cum-Declaration**

**Affidavit cum Declaration of Mrs.Rachita Mishra, Director B3 creation Pvt Ltd promoter of the project**

I, Mrs Rachita Mishra promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title to the land on which the development of the project is proposed development of the proposed project is 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 the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.or That details of encumbrances from 01.01.1995 to till date 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 name " **B3 SUNRISE**" Over Plot No-Khata No-132/402, Plot No-343/536/821 & Khata No-132/583, Plot No-343/536 Mouza: Tamando, Bhubaneswar, Khurda shall be completed by [me / the promoter] is **09.02.2026**



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

4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
7. 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.
8. That [I / the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I / the promoter] [have / has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [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.

**Deponent**

**B3 CREATION PRIVATE LIMITED**

*Rachita Mishra*

**Director 02.08.2023**

**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 Bhubaneswar on this 2<sup>nd</sup> August 2023



**Jagyeshwar Acharya**  
Notary Gen. Of India  
Odisha, BBSR District, Bhubaneswar  
Regd. No. 773/2009  
Mob: 9861006174