

FORM B

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s ARCHA INFRASTRUCTURES AND DEVELOPERS PRIVATE LIMITED a Private Limited Company, promoter of the proposed project, vide its authorization dated 17-02-2025;

I, Nirbhay Pratap Singh duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter M/s ARCHA INFRASTRUCTURES AND DEVELOPERS PRIVATE LIMITED, have a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed is one year and one month (till 31-03-2026).
4. That seventy percent of the amounts realized by the promoter for the real estate project from the allottee's, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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


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 day of 17-02-2025


Deponent

SOLENNY AFFIRMED
&
DECLARED BEFORE ME
ON 22.2.25
Kunwar Rakesh Chandra
NOTARY-DISTT GONDA (U.P.)