

भारतीय गैर न्यायिक

बीस रुपये

भारत

Rs.20



ଓଡ଼ିଶା ओडिशा ODISHA

BEFORE THE NOTARY PUBLIC, JEYPORE, DISTRICT KORAPUT (ODISHA)

09AA 941556

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.

NO 1036
Date 02/10/24
Time 5:11

Affidavit-cum-Declaration

Project Name: SRI SAI VENKATA RAMANA ENCLAVES

Affidavit cum Declaration of [Mr./Ms] **TANGUDU VIKRAM MAHESH**, [promoter of the project **SRI SAI VENKATA RAMANA ENCLAVES** duly authorised by the promoter of the project, vide its/his/their authorisation dated 22nd day of July, 2015];

I, Sri. Tangudu Vikram Mahesh, Managing Partner, M/S. VSP Developpers [Promoter of the project **SRI SAI VENKATA RAMANA ENCLAVES** /duly authorised by the promoter of the project] do hereby solemnly declare, undertake and state as under:

OR

1. That [I/promoter] [have/has] a legal title to the land on which the development of the project is proposed or [have/has] 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 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 more than 30 years 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 shall be completed by [me/the promoter] is by 31st January, 2023.

M.L. Khimji
02/10/24

M.L. Khimji
Notary Public No 16/95
JEYPORE-764001 (K)

Per Mr. VSP DEVELOPPERS

Managing Partner

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by [me/the promoter] after it is certified by an Engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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


Deponent
Managing Partner


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 Jeypore, on this the 1st day of Sept, 2021.

For M/s. VSP DEVELOPERS


Deponent
Managing Partner


Sri N.V. Nayak
B.Com., LL.B.
Advocate
Mohanty Street
JEYPORE-764001(K) ORISSA

The Deponent in the contents of
in M.M. Nayak Adv. 2
solemnly affirmed declared that the
acts stated in the Affidavit are true
and put his/her sign of before me


M.L. Khimji
Notary Public No 16/95
JEYPORE-764001 (K)