

भारतीय गैर न्यायिक

दस

भारत

TEN

RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

ଓଡ଼ିଶା ओडिशा ODISHA

59AA 121924

Dr. K.M. Panigrahy  
NOTARY

Form 'A'

[See Rule 3(4)]

Berhampur (Ganjam)

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED

No. 2172 BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Time 2:30

Place .....

Affidavit-cum-Declaration

Project Name: VIVEKANANDA HERITAGE

Affidavit cum Declaration of Mr. Bichitra Patnaik, Managing Director, [duly authorised by Vivekananda Land and Building (P) Ltd. the promoter of the project, vide its authorisation];

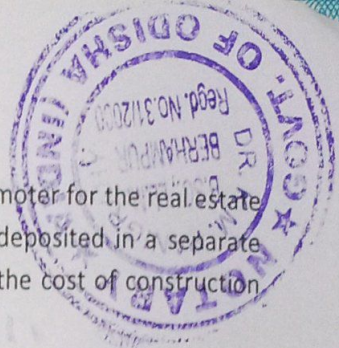
I, Mr. Bichitra Patnaik [duly authorised by Vivekananda Land and Building (P) Ltd. the promoter of the project] do hereby solemnly declare, undertake and state as under:

1. That the Promoter have a legal title to the land having Plot No.231/1284 Khata No. 384/283, Plot No. 231/1285, 233/1286, 235/1287 Khata No. 384/284, Plot No.230/1807, 231, 232, 233 Khata No.384/740, Plot No.230/1825 Khata No.384/762, Plot No.235/1811 Khata No.384/2080, Plot No.231/2048, 230/2047 Khata No.384/2654, Mouza- Panakalapalli, Tahasil-Berhampur, Ps-Berhampur Sadar, Berhampur, Dist. - Ganjam on which the development of the project is proposed.
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 31.12.2025.

FORM PART

NOTARY PUBLIC





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 have 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.

Vivekananda Land & Building Pvt. Ltd.

*[Signature]*  
Deponent  
Managing Director

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 Berhampur on this 31st day of July, 2022.

Identified by me

*[Signature]*  
Advocate, Berhampur

Vivekananda Land & Building Pvt. Ltd.

*[Signature]*  
Managing Director  
Deponent

**DECLARATION**

The deponent has been identified by  
advocate Sh. *[Signature]* who has solemnly affirmed  
before me that the deponent has read over  
notary, Enrolled and explained the contents of the affidavit  
and explained to have done so.

*[Signature]*  
Notary  
Berhampur (Gm.)  
Regd. No. 31/2000