



सत्यमेव जयते

INDIA NON JUDICIAL

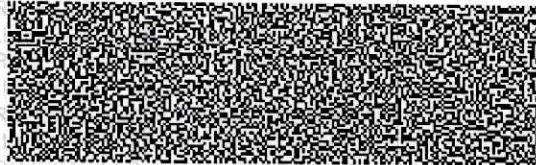
Government of Karnataka

Rs. 100

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Purchased by : VALUE SPACE INFRAPROJECTS LLP
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
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Stamp Duty Amount(Rs.) : 100
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 BDA Complex, 3rd Block, Koramangala
 Bangalore-34, Mob: 9972485714



Please write or type below this line

FORM B

[See sub rule (4) of rule 3]

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 Mr. Pradeep Kantamani Manging Partner of M/s Value Space Infraprojects LLP, promoter of the project, vide its/his/their authorization dated 10-04-2025.

For Value Space Infraprojects LLP

K. Pradeep
 Managing Partner

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Shoilestamp. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

I Mr. Pradeep Kantamani, Managing Director, of M/s Value Space Infraprojects LLP, promoter of proposed project namely "Value Space Eternia" situated at 47/1, 47/2, 47/3, 52/5, 52/6, 53/1, 53/2 and 54/3 Hanchya Village, Kasaba Hobli, Mysore taluk, Mysore District, do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter have/ has legal title to the land bearing Survey numbers 47/1, 47/2, 47/3, 52/5, 52/6, 53/1, 53/2 and 54/3, Hanchya Village, Kasaba Hobli, Mysore taluk, Mysore District, on which the development of the project is proposed 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 the encumbrances.
3. That the time period within which the project shall be completed me /promoter is on or before Dated 03-02-2028.
4. That the seventy percent of the amounts realized by me /for the real estate project from the allottees, from time to time, shall be deposited in 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 amount from 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 amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/ shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, 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 withdrawal has been in compliance with the proportion the percentage of completion of the project.
8. That I/shall take all the pending approvals on time from the competent authorities.
9. That I / have / furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / Shall not discriminate against any allottee at the time of allotment of any plot as the case may be, on any grounds.

For Value Space Infraprojects LLP

K. Pradeep
Deponent
Managing Partner

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

For Value Space Infraprojects LLP

Verified by me at Bangalore on this Date: 10-04-2025

SWORN TO BEFORE ME *K. Pradeep*
Managing Partner

Deponent



10 APR 2025

B.M. CHANDRASHEKAR
Advocate & Notary Public
B.D.A. Complex, Koramangala
BANGALORE - 560 034