

Government of Karnataka

Rs. 1

e-Stamp

Certificate No. PUNE PROJECTS LLP : IN-KA87080790217088S

Certificate Issued Date : 22-Jul-2020 01:52 PM

Account Reference : NONACC (FI)/ kaksfcl08/ HALASURU/ KA-BA

Unique Doc. Reference : SUBIN-KAKAKSFCL0876467556135674S

Purchased by : PUNE PROJECTS LLP

Description of Document : Article 4 Affidavit

Description	LLP PUNE	: AFFIDAVIT
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Consideration Price (Rs.) : 0
(Zero)

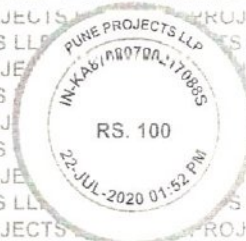
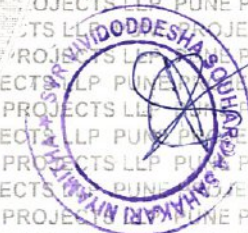
First Party : PUNE PROJECTS LLP

Second Party : NA

Stamp Duty Paid By : PUNE PROJECTS LLP

Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते



Please write or type below this line

AFFIDAVIT AND DECLARATION

I, **Kartik Kumar**, duly authorized by the promoter, i.e., Pune Projects LLP (the "**Promoter**") of the real estate project called "**Emerald Bay**" (the "**Project**"), do hereby solemnly declare, undertake and state as under:

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Page 1 of 3

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

1. That the Promoter has executed a joint development agreement dated 21.11.2014 (the "JDA") with Oxford Shelters Private Limited, Hritik Technologies and Realty Private Limited, Sharad 2 Housing Coopeative Society Limited, and Pinni 3 Housing Cooperative Society Limited (the "Landowners") who have legal title to the land on which development of the Project is proposed to be carried out.
2. That, to the best knowledge of the Promoter, there are no encumbrances in relation to the land on which the project is proposed to be carried out.
3. That the project shall be completed by the Promoter on 31.12.2027, unless extended with the permissions and consent of the Authority.
4. That seventy per cent of the amounts realized 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 shall be withdrawn in accordance with Rule 5(1)(ii).
6. That the Promoter shall get its project accounts audited within 6 (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 practicing 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.
7. That the Promoter shall obtain all pending approvals, if any, on time from the competent authorities.
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under Rule 3 of these rules, within 7 (seven) days of the said changes occurring.
9. That the Promoter has furnished/will furnish such other documents as have been prescribed by the rules and regulations made under the Act.

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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.

Place: Bangalore

Date: 22 July 2020



Deponent

VERIFICATION

The contents of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bangalore on this the 22 July 2020



Deponent



SWORN TO BEFORE ME
A. R. MUNEER AHMED
M. Com., LL.B., DPM & IR,
ADVOCATE & NOTARY PUBLIC
Reg. No. 4932
My Commission Expires On 21-11-2022
Mobile: 9845712075

22 JUL 2020