

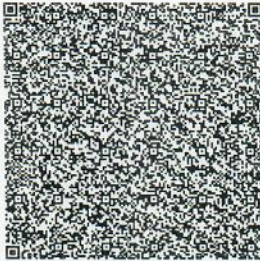


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA05917256180290P
Certificate Issued Date	: 18-Sep-2017 05:06 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ HANUMANTH NGR/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0861211925177189P
Purchased by	: HV VENTURES PROJECTS PVT LTD
Description of Document	: Article 12 Bond
Description	: UNDERTAKING
Consideration Price (Rs.)	: 0 (Zero)
First Party	: HV VENTURES PROJECTS PVT LTD
Second Party	: HV VENTURES PROJECTS PVT LTD
Stamp Duty Paid By	: HV VENTURES PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)



-----Please write or type below this line-----

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**

For HV Ventures Projects Private Limited

K. P. Shivalam Kumar
Director

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shredstamp.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.

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. HV Ventures Projects Pvt Ltd.**, promoter of the proposed, vide its/his/their authorization dated 09-03-2015;

I, **HV Ventures Projects Pvt Ltd.**, promoter has a legal title to the land on which the development of the proposed project is to be carried out do hereby solemnly declare, undertake and state as under:

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 details of encumbrances **Memorandum of Entry dated 08-12-2017** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter is **48 Months + 06 Months grace period from the date of Plan Sanction.**

4. That seventy per cent of the amounts realised by 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 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 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. That promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That 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.

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 Bangalore on this 31st day of August 2018.



P. Shivalam Kumar
Director
Deponent

For HV Ventures Projects Private Limited



P. Shivalam Kumar
Director
Deponent

3-8/10
Nagendra Hs, Advocate