



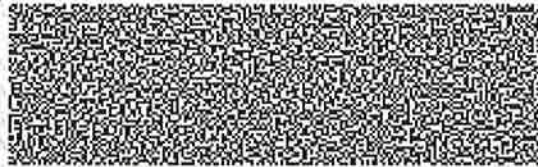
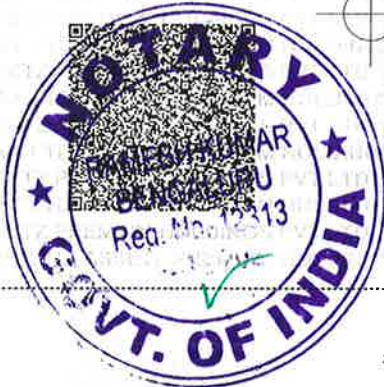
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA77193426818379S
 Certificate Issued Date : 06-Jul-2020 01:56 PM
 Account Reference : NONACC (FI)/ kaksfcl08/ HALASURU/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAKSFCL0857795408809044S
 Purchased by : ASSETZ PREMIUM HOLDINGS PVT LTD
 Description of Document : Article 4 Affidavit
 Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : ASSETZ PREMIUM HOLDINGS PVT LTD
 Second Party : NA
 Stamp Duty Paid By : ASSETZ PREMIUM HOLDINGS PVT LTD
 Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)



FORM - 'B'
 Please write or type below this line

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of, Assetz Premium Holdings Pvt Ltd and Sammy's Dreamland Company Private Limited being represented by their General Power of Attorney Holder Assetz Premium Holdings Pvt Ltd, collectively referred as Landowners of the land pertaining to the real estate project "**Earth & Essence - Plotted Development**" (hereinafter referred to as "the Project") being developed by Assetz Premium Holdings Pvt Ltd and Sammy's Dreamland Company Private Limited (hereinafter referred to as "the Promoters")

For ASSETZ PREMIUM HOLDINGS PRIVATE LIMITED

Authorised Signatory

Statutory Alert:

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

ERRORS / CORRECTIONS ETC NIL

We, Assetz Premium Holdings Pvt Ltd and Sammy's Dreamland Company Private Limited the Promoters of the project do hereby solemnly declare, undertake and state as under:

1. We have a valid 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 the promoter for development of the real estate project is enclosed.

2. That the land is free from all encumbrances
3. That there are pending litigations over the land as detailed in Annexure A hereunder.
4. That the time within which the project shall be completed by Promoter is 31st July 2022.
5. That seventy per cent of the amounts realized by the Promoters 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 and will be dealt as per Development terms. However, the amounts in this account will be released to the Promoter based on the percentage completion of the project.
6. 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.
7. 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.
8. That the Promoters 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 project have been utilized for the project and the withdrawal has followed the proportion to the percentage of completion of the project.
9. That the promoters shall take all the pending approvals on time, from the competent authorities.



For ASSETZ PREMIUM HOLDINGS PRIVATE LIMITED


Authorized Signatory

ERRORS / CORRECTIONS ETC 

10. That the promoters has furnished such other documents as have been prescribed by the rules and regulations made under the Act,

11. That the promoter shall not discriminate against any allottee at the time of allotment of any plots/ apartments or building on any grounds.

For ASSETZ PREMIUM HOLDINGS PRIVATE LIMITED


Authorised Signatory
Deponents

Bangalore
Date:08-07-2020

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Bangalore on this 8th day of July month Two thousand twenty

For ASSETZ PREMIUM HOLDINGS PRIVATE LIMITED

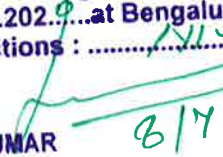

Authorised Signatory
Deponents

ANNEXURE – A

1. O S No.514/2016 in Sy.No.7 on 2 Acres 7 Guntas between Kempamma and others V/s Ramanna and others in the Court of the Senior Civil Judge and JMFC at Devanahalli
2. O S No.783/2016 in Sy.No.7 on 2 Acres 6 Guntas between Mahesh and others V/s Muniraju and other in the Court of the Senior Civil Judge and JMFC at Devanahalli



Sworn / Solemnly affirmed and signed before me
on this 8 day of July 2020 at Bengaluru
N.R.SI. No. 236 Corrections : Nil


RAMESH KUMAR
Advocate & Notary, Bengaluru.