



ಪ್ರಮಾಣ ಪತ್ರ

(Signature)
ಅಧಿಕಾರಿ-ರೇಷನ್ ಕಾರ್ಡ್ ವಿಭಾಗ
ಬೆಂಗಳೂರು

ಮೆ! ಆದರ್ಶ ನಿವಾಸ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಪರವಾಗಿ ನಿರ್ದೇಶಕನಾದ ಬಿ.ಎಂ.ಜಯಶಂಕರ್ ಆದ ನಾನು ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು, ಜಾಲಾ ಹೋಬಳಿ, ಹುತ್ತನಹಳ್ಳಿ ಗ್ರಾಮದ ಸರ್ವೆ ಸಂ. 111/1, 111/2, 112/1, 112/2, 122, 123/1, 123/3, 123/4, 126/1, 171, 172 ಮತ್ತು 173 ರಲ್ಲಿ ಒಟ್ಟು 24 ಎಕರೆ 5.65 ಗುಂಟೆ ಭೂ-ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ "ADARSH PALM ACRES - PHASE 1-PART A" ಎಂಬ ಹೆಸರಿನ ರೇರಾ ನೊಂದಣಿ ಪ್ರಮಾಣ ಪತ್ರ ಸಂಖ್ಯೆ PRM/KA/RERA/1251/309/PR/170916/000650 ರಂತೆ ಅನುಮೋದನೆಯಾಗಿರುವ ಯೋಜನೆಯನ್ನು ಅಭಿವೃದ್ಧಿ ಪಡಿಸುತ್ತಿದ್ದು ದಿನಾಂಕ 30.11.2019 ರಂದು ಪೂರ್ಣಗೊಳಿಸಬೇಕಿತ್ತು ಆದರೆ ದೇಶದಲ್ಲಾದ ನಗದು ವಹಿವಾಟು ಕೊರತೆಯಿಂದಾಗಿ ಬ್ಯಾಂಕುಗಳಲ್ಲಿ ಸಾಲ ನೀಡುವಿಕೆಯಲ್ಲಿ ಹಿಂದೇಟು, ರಾಜ್ಯ ಹಾಗೂ ರೋಕಸಭೆ ಚುನಾವಣೆಯಿಂದಾಗಿ ಮತ್ತು ನೆರರಾಜ್ಯ ಹಾಗೂ ಜಿಲ್ಲೆಗಳಲ್ಲಿ ಉಂಟಾದ ಪ್ರವಾಹದಿಂದಾಗಿ ಕಾರ್ಮಿಕರ ಕೊರತೆ, ಉಚ್ಚ ನ್ಯಾಯಾಲಯದ ಮಧ್ಯಂತರ ಆದೇಶ ಹಾಗೂ ಮುಂತಾದ ಅನಿವಾರ್ಯ ಕಾರಣಗಳಿಂದಾಗಿ ಯೋಜನೆಯನ್ನು ಪೂರ್ಣಗೊಳಿಸಲಾಗಿರುವುದಿಲ್ಲ. ಸದರಿ ಯೋಜನೆಯನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸುವ ಅವಧಿಯನ್ನು 30.11.2019 ದಿನಾಂಕದಿಂದ 30.11.2020 ದಿನಾಂಕದವರೆಗೆ ವಿಸ್ತರಿಸುವಂತೆ ಕೋರುತ್ತಾ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸಿರುತ್ತೇನೆ.

1. ಸದರಿ ಯೋಜನೆಯಲ್ಲಿ ಈಗಾಗಲೇ ತಿಳಿಸಿರುವಂತೆ ನಕ್ಷೆಯ ವಿಸ್ತೀರ್ಣದಲ್ಲಿ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡಿರುವುದಿಲ್ಲ.
2. ಒಂದು ವೇಳೆ ಯೋಜನೆಯ ಹಿಂದಿನ ಹೆಸರಿನಲ್ಲಿ ಯಾವುದೇ ಉಲ್ಲಂಘನೆ ಕಂಡುಬಂದಲ್ಲಿ ರೇರಾ ಕಾಯಿದೆ ಅನ್ವಯ ಶಿಕ್ಷೆಗೆ ಒಳಗಾಗಲು ಬದ್ಧನಾಗಿರುತ್ತೇನೆ.
3. ಈ ಮೇಲ್ಕಂಡಂತೆ ಪ್ರಮಾಣಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವ ವಿವರಗಳು ಸತ್ಯವಾಗಿರುತ್ತದೆಂದು ಪ್ರಮಾಣೀಕರಿಸುತ್ತೇನೆ.

ದಿನಾಂಕ: 30.08.2019

ಬೆಂಗಳೂರು.



ಸಹಿ

ಆದರ್ಶ ನಿವಾಸ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಪರವಾಗಿ

(Signature)
ನಿರ್ದೇಶಕರು

SWORN TO BEFORE ME

MANJULA JANGAM, M.A., LL.B.
Advocate & Notary Public
Flat No. B-07-1, 'B' Block,
KHB Kengeri Diamond Apartment
Kommaghatta Road, Kengeri Upanagar
BANGALORE-560060.

30/8/19

GOVT. OF KARNATAKA
HAS DISCONTINUED THE
USE OF STAMPS W.E.F. 1-4-2003

[Signature]
www.indianstampduty.com
Bengaluru, Karnataka

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

I, **B.M.Jayeshankar**, Managing Director of **M/s Adarsh Nivaas Private Limited**, a company incorporated under Indian Companies Act, 1956, having its registered office at No.10, Vittal Mallya Road, Bangalore - 560001, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, M/s. Bangalore Best Reality Private Limited, represented by its Director Mr.Nischay Jayeshankar, Smt. Padmini Manjunath, have a legal title to the land bearing Sy.No.111/1 measuring 1 Acre 20 Guntas, Sy. No. 111/2 measuring 37 Guntas, Sy.No. 112/1 measuring 2 Acre 37 Guntas, Sy. No. 112/2 measuring 20 Guntas, Sy. No.122 measuring 5 Acre 5 Guntas, 123/1 measuring 2 Acres 23.25 Guntas, Sy. No. 123/3 measuring 26 Guntas, Sy.No. 123/4 measuring 1 Acre 29 Guntas, Sy. No. 126/1 measuring 20 Guntas, Old Sy. No. 127/B-2, New Sy. No. 171 measuring 2 Acres, Old Sy. No. 127/1 New Sy. No. 172 measuring 2 Acres, Old Sy. No. 127/P3 New Sy. No. 173 measuring 3 Acres 28 Guntas and totally measuring 24 Acres 5.65 Guntas, Situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk, 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 such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is mortgaged on 15.06.2017 with HDFC Limited.
3. That the time period within which the project shall be completed by me/ promoter is **30.11.2020**
4. That seventy percent of the amounts realised by me/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.



[Signature]

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 I / 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



DEPONENT

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 Bengaluru on 30th day of August 2019.



DEPONENT

SWORN TO BEFORE ME



MANJULA JANGAM, MA, LLB
Advocate & Notary Public
Flat No. 800-1, 'B' Block,
KHB Kengeri Diamond Apartment
Kommaghatta Road, Kengeri Upanagar
BANGALORE-560062



GOVT. OF KARNATAKA
HAS DISCONTINUED THE
USE OF STAMPS W.E.F 1-4-2003

ADARSH NIVAAS PRIVATE LIMITED

10, Vittal Mallya Road, Bengaluru - 560 001, India.

Ph : 91-80-41343400 Fax : 91-80-22218565

CIN-U45203KA2009PTC051268

The Secretary,
Real Estate Regulatory Authority, Karnataka
2nd floor, Silver Jubilee Block,
Unity Building, CSI Compound
3rd Cross, Mission Road
Bengaluru, Karnataka 560027

August 30, 2019

Dear Sir,

**Sub: Request for extension of project completion date in respect
of Project RERA - K -
PRM/KA/RERA/1251/309/PR/170916/000650 - Adarsh Palm
Acres Phase 1 Part A.**

We wish to bring to your kind notice that the subject Project has been registered before your Authority, as per the provisions of RERA Act, 2016. The developmental activities in the project are in progress and due to unforeseen circumstances viz.,

- a) shortage of manpower due to nationwide elections for over 4 months and thereafter due to cyclone Fani;
- b) Liquidity crisis since September 2018 followed by Non availability of funds through financial institutions and NBFCs;
- c) Interim order passed in O.S.No.854/2015, which was subsequently vacated by High Court in MFA 3620/2016, vide order dated 22.07.2019, the developmental activities were held up for sometime and at present it is resumed;

The completion of the balance developmental activities may require considerable time and hence, we place our earnest request before this Authority to kindly consider extension of the completion date from **30th November 2019 to November 2020**, thereby enabling us to complete the balance developmental activities in the Project, as per the requirements and handover the completed units to the Allottees.

In this regard, we enclose requisite documents evidencing the status of construction and documents of compliance alongwith Form-B in original incorporating revised project completion date and Affidavit in original, with a request to RERA-K authorities for approval and needful updation of the information. This letter alongwith the enclosures are submitted to this Office in person, in view of the fact that the online updation provision is yet to be enabled in the RERA-K portal.



Thanking you and we look forward to your favorable response, thereby enabling us to achieve satisfactory completion of the subject Project.

Yours faithfully,
for **Adarsh Nivaas Private Limited**



Managing Director

Encl:

- 1) Photo of current site
- 2) Architect Certificate for Work Completion Schedule till Date
- 3) Engineer Certificate for Work Completion Schedule till Date
- 4) CA Certificate for Funds Utilization
- 5) Project Registration Certificate
- 6) Architect Certificate for Pending Work Completion Schedule
- 7) Engineer Certificate for Pending Work Completion Schedule
- 8) CA Certificate for Funds required for Project Completion
- 9) 2/3rd consent from the allottees
- 10) Details Of Sold/ Unsold Units
- 11) NOC's
- 12) Latest Encumbrance Certificate
- 13) Affidavit
- 14) Form - B