



सत्यमेव जयते

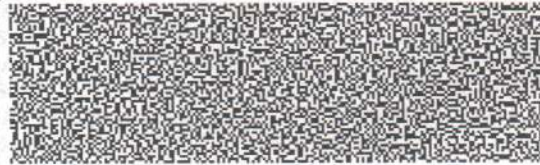
INDIA NON JUDICIAL

Government of Karnataka

Rs. 20

e-Stamp

Certificate No. : IN-KA79727603757607U
Certificate Issued Date : 10-Nov-2022 10:27 AM
Account Reference : NONACC/ kakscsa08/ BTM LAYOUT/ KA-JY
Unique Doc. Reference : SUBIN-KAKAKSCSA0865474816799798U
Purchased by : SANDEEP KUMAR S
Description of Document : Article 4 Affidavit
Description : FORM B AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
 (Zero)
First Party : SANDEEP KUMAR S
Second Party : N A
Stamp Duty Paid By : SANDEEP KUMAR S
Stamp Duty Amount(Rs.) : 20
 (Twenty only)



Please sign below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, Sandeep Kumar S S/o of BM Suresh, aged 38 years, Authorized Signatory for the M/s TG Developers, a Proprietorship Firm having its registered office at No.107, TG Citadel, BTM Layout, Dollars Colony, off Banerghatta Road, Bangalore 76 and Promoter of the Proposed project TG Heritage bearing Sy No 1/1 Situated at S Mallasandra Village, Uttaralli Hobli, Bangalore South Taluk, admeasuring 4148.03 Sqmts. do hereby solemnly affirm and state as under:

For T.G. DEVELOPERS

Sandeep Kumar S.
 Proprietor
Sandeep Kumar S.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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.

1. I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me by 31st December 2026
4. That seventy percent of the amounts realized by me 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals in 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 allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For T.G. DEVELOPERS


Proprietor
Kumar S.
DEPONENT

SANDEEP KUMAR S



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 10th DAY OF November 2022.

DEPONENT
SANDEEP KUMAR S



10/11/2022
MAHESHA J. J. B.A., LL.B.
ADVOCATE & NOTARY
Govt. of India
No. 103/A, Byanape-ya, Vajarahalli,
Thalagattapura Post, Kanakapura Main Road,
Bengaluru South, Bengaluru - 560062