



सत्यमेव जयते

INDIA NON JUDICIAL

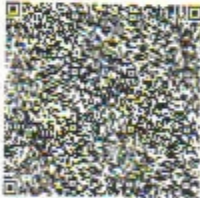
Government of Karnataka

Rs. 30

e-Stamp

Certificate No. : IN-KA04523263950474W
Certificate Issued Date : 19-Jan-2024 12:48 PM
Account Reference : NONACC (FI)/ kacrsf08/ NAGAWARA/ KA-GN
Unique Doc. Reference : SUBIN-KAKACRSFL0873465104898652W
Purchased by : DS MAX PROPERTIES PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : DS MAX PROPERTIES PRIVATE LIMITED
Second Party : REAL ESTATE REGULATORY AUTHORITY KARNATAKA
Stamp Duty Paid By : DS MAX PROPERTIES PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 50
 (Fifty only)

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Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, Shiva Shankar Chikkeri S/o Nanjundappa B Chikkeri, Aged about 54 years, Authorized Signatory of the Company DS Max Properties Pvt Ltd having registered office at No.1794, 14th Main, 30th Cross, 1st stage, 5th Block, HBR Layout Bangalore and Promoter of the Proposed project DS MAX SKY SAMURAI situated in Sy.No.36/1, Devalapura Village, Hoskote Taluk, Bangalore do hereby solemnly declare, undertake and state as under:

(Signature)

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.

GOVERNMENT OF KARNATAKA

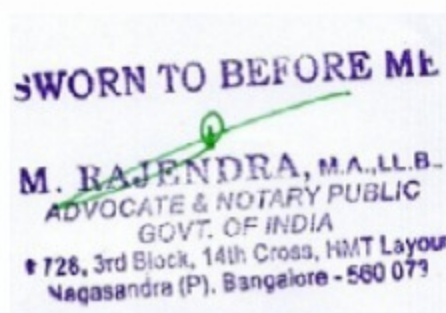
1. I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me on 31/12/2028
4. That seventy percent of the amounts realized by me for the real estate 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.


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 Bangalore on this 10th day of January 2024.




DEPONENT