



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 20

e-Stamp

Certificate No. : IN-KA10478940526779V
 Certificate Issued Date : 13-Mar-2023 02:59 PM
 Account Reference : NONACC (FI)/ kacrsf108/ VASANTHANAGAR/ KA-SV
 Unique Doc. Reference : SUBIN-KAKACRSFL0807954212378219V
 Purchased by : DRA DEVELOPERS AND PROJECTS PVT LTD
 Description of Document : Article 4 Affidavit
 Description : AFFIDAVIT DECLARATION
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DRA DEVELOPERS AND PROJECTS PVT LTD
 Second Party : RERA KARNATAKA
 Stamp Duty Paid By : DRA DEVELOPERS AND PROJECTS PVT LTD
 Stamp Duty Amount (Rs.) : 20
 (Twenty only)



Please write or type below this line

FORM B

{See Sub-rule (4) of rule 3}

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Nishant Ranka, Piyush Ranka & Sanjeev Ranka promoter of the (DRA Developers & Projects Pvt.Ltd) DRA Ranka Iris/ duly authorized by the promoter of the proposed project, vide its /his/their authorization dt.13.03.2023.

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

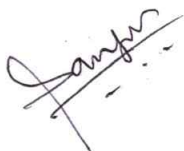
We Nishant Ranka, Piyush Ranka & Sanjeev Ranka promoters of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter have a legal title to the land on which the development of the project is proposed or we have a 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 for the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30.04.2025
4. That seventy percent of the amount realized by me/ promoter for the real state 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 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 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 /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 Bangalore on this Thirteen day of March 2023.

Deponent



05 APR 2023



K. RAMEGOWDA
M.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
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