



सत्यमेव जयते

INDIA NON JUDICIAL

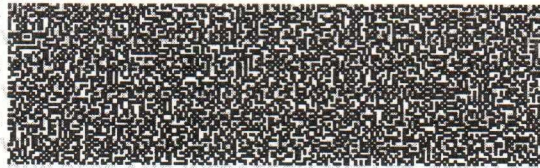
Government of Karnataka

Rs. 20

e-Stamp

Certificate No. : IN-KA12842181264156V
Certificate Issued Date : 15-Mar-2023 12:10 PM
Account Reference : NONACC/ kakscsa08/ WHITEFIELD/ KA-RJ
Unique Doc. Reference : SUBIN-KAKAKSCSA0812373655351779V
Purchased by : SEKHAR BUILDERS AND INFRATECH PVT LTD
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : SEKHAR BUILDERS AND INFRATECH PVT LTD
Second Party : NA
Stamp Duty Paid By : SEKHAR BUILDERS AND INFRATECH PVT LTD
Stamp Duty Amount(Rs.) : 20
 (Twenty only)

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Please write or type below this line

FORM – B

[See sub – rule (4) of rule 3]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of **Mr. D.V. SEKHAR** promoter of the proposed project vide its/his/their authorization dated 06/04/2022.

(Signature)

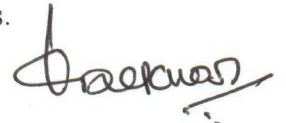
Statutory Alert:

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.

GOVERNMENT OF KARNATAKA

I, **D V SEKHAR**, son of D. NARAYANA RAO, aged 62 years, , **M.D of M/s. SEKHAR BUILDERS AND INFRATECH PVT LTD**, having registered office at No. 403, Greater Kyalash Apartments, Beside Church, Murugeshpalya, Old Airport road, Bangalore, Promoter of the proposed Project **SEKHAR OAKWOODS** do hereby solemnly declare, undertake and state as under:

1. That promoter has entered into Joint Development Agreement Dated 10.05.2019 with the Land Owners who have a legal title to the land on which the development of the project SEKHAR OAKWOODS is proposed.
2. That the said land is free from the encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/03/2027.
4. That seventy per cent of the amounts realized 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.
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 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

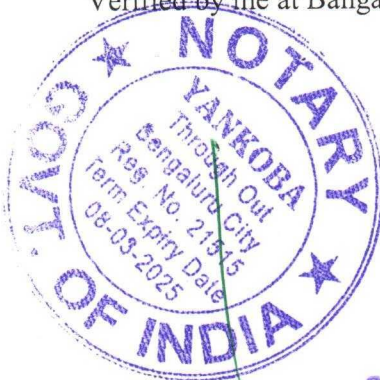
Verifications

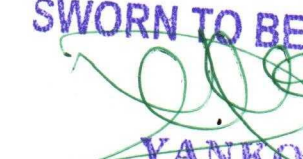
The contents of my above affidavit cum declaration are true and correct nothing material has been concealed by me therefrom.

Verified by me at Bangalore on this 15 th day of March 2023



Deponent



SWORN TO BEFORE ME

YANKOBA
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
1st Floor, Varthur Main Road
Bengaluru - 560 087
30 JAN 2024