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Account Reference : NONACC (FI)/ kagcs108/ MALLESHWARAM1/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0804785183477391V
Purchased by : RAMSONS TRENDSQUARES
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : RAMSONS TRENDSQUARES
Second Party : NA
Stamp Duty Paid By : RAMSONS TRENDSQUARES
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FORM-B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s.RAMSONS TRENDSQUARES REALTY LLP** for the Proposed Project **EAST PARK RESIDENCES**, the Designated Partner/Promoter of the Proposed Project, vide it's Board Resolution dated.08/1/2024

For Ramsons Trendsquares Realty LLP

For Ramsons Trendsquares Realty LLP

For Ramsons Trendsquares Realty LLP

Authorised Signatory

Authorised Signatory

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Statutory Alert:

Authorised Signatory

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For Ramsons Trendsquares Realty LLP

1. Validity of this e-stamp certificate shall be verified at www.e-stamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India (SHCIL) before using this Certificate and at availability on the website for e-Stamp App readers if in hand.
2. The use of checking the e-stamp is on the users of the certificate.
3. The e-stamp is not a guarantee of the validity of the Certificate.

1, Sri.KARTHIK SHEKAR, the Designated Partner/Promoter of the Project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has 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 of 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 the Promoter is **31/03/2028**.
4. That seventy per cent of the amounts realized by the Promoter for the 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 the Promoter shall get its 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 the Project has been utilized for the said Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.



8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the RERA rules and regulations made under the RERA Act.
10. That the Promoter shall not discriminate against any Allottee at the time of allotment of any Apartment or building, as the case may be, on any grounds.

For Ramsons Trendsquares Realty LLP
Authorised Signatory

For Ramsons Trendsquares Realty LLP
Authorised Signatory

DEPONENT

For Ramsons Trendsquares Realty LLP
Authorised Signatory

VERIFICATION

Authorised Signatory

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

Verified by me on the 8th Day of January, Two Thousand and Twenty-Four at Bengaluru.



For Ramsons Trendsquares Realty LLP
Authorised Signatory

For Ramsons Trendsquares Realty LLP
Authorised Signatory

DEPONENT

For Ramsons Trendsquares Realty LLP
Authorised Signatory

For Ramsons Trendsquares Realty LLP
Authorised Signatory

SWORN TO BEFORE ME

10 JAN 2024

KUNDAN BABU M. B.Com, LL.B.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
256, 5th Main, 1st Phase
* 100ft Nagar, Bengaluru - 560 010