



सत्यमेव जयते

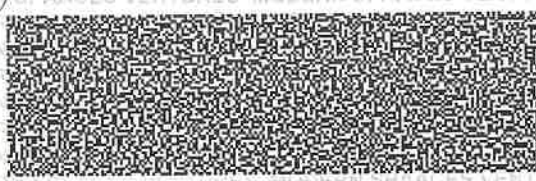
INDIA NON JUDICIAL

Government of Karnataka

Rs. 20

e-Stamp

Certificate No. : IN-KA05481391510039W
 Certificate Issued Date : 20-Jan-2024 11:02 AM
 Account Reference : NONACC (FI)/ kagcsl08/ SARJAPUR/ KA-GN
 Unique Doc. Reference : SUBIN-KAKAGCSL0875309063181592W
 Purchased by : MODERN SPAACES VENTURES
 Description of Document : Article 4 Affidavit
 Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MODERN SPAACES VENTURES
 Second Party : THE CHAIRMAN KRERA
 Stamp Duty Paid By : MODERN SPAACES VENTURES
 Stamp Duty Amount(Rs.) : 20
 (Twenty only)



Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, **Mr. R SANDEEP KUMAR REDDY S/o R V SUBBA REDDY**, Aged about 37 years, Managing Partner/Managing Director/Authorised Signatory for the firm **M/S MODERN SPAACES VENTURES** having registered office at 73/2, Chambenahalli, Village, Dommasandra Post, Near Serene Apartment, Sarjapura Main Road, Bangalore-562125 and Promoter of the Proposed project **"ENGRACE VISTA"** do hereby solemnly declare, undertake and state as under:

FOR MODERN SPAACES VENTURES

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.

PARTNER

[Signature]

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 30.12.2028.
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 20th day of January 2024.



Muralidharan
K MURALIDHARAN
M.COM, DMUS, DBM, DCA, LLB
ADVOCATE & NOTARY
#340, 14th Cross, G.K. Layout
Hosa Road, BANGALORE-100

FOR MODERN SPACES VENTURES

[Signature]
PARTNER

DEPONENT