



INDIA NON JUDICIAL

Government of Karnataka

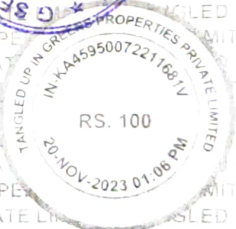
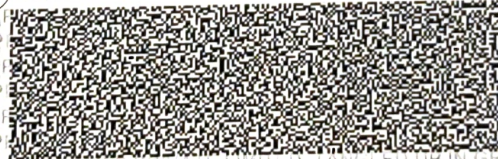
सत्यमेव जयते

Rs. 100

e-Stamp

Certificate No. : IN-KA45950072211681V
 Certificate Issued Date : 20-Nov-2023 01:06 PM
 Account Reference : NONACC (FI)/ kagcs108/ MAHADEVPURA1/ KA-SV
 Unique Doc Reference : SUBIN-KAKAGCSL0860701830538094V
 Purchased by : TANGLED UP IN GREENS PROPERTIES PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : TANGLED UP IN GREENS PROPERTIES PRIVATE LIMITED
 Second Party : KARNATAKA REAL ESTATE REGULATORY AUTHORITY
 Stamp Duty Paid By : TANGLED UP IN GREENS PROPERTIES PRIVATE LIMITED
 Stamp Duty Amount (Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, Suresh Chandra Bhandari S/o late Dinesh Chandra Bhandari, aged about 49 years, Authorized Signatory for the Company Tangled up in Green Properties Pvt Ltd., having registered office at No. 78, Imagine, EPIP Zone, Whitefield Bangalore do hereby solemnly declare, undertake and state as under:

1. That, Tangled up in Green Properties Pvt Ltd is the Promoter of the Proposed project Tangled up in Green in Sy. No. 36/1, 37, 38, 42/1, 43/1, 43/2, 44/1, 56/1,

Statutory Alert:

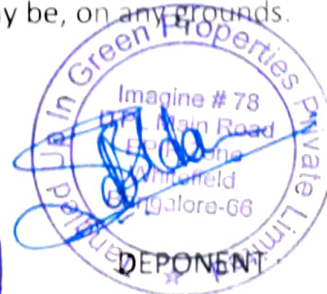
1. The authenticity of this Stamp Certificate should be verified at www.shclstamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

58, 59, 66, 67, 77, 85, 86, 87/1, 88/1, 103/2, 105, 106/2, 107/2, 42/2, 44/4, 45/1, 57/1, 60, 64, 65, 68/1, 76/1, 78, 79, 84 and 104/1 admeasuring 116 Acres 33 Guntas, situated at Shettarahalli Village, Kasaba Hobli, Devanahalli Taluk, Bengaluru Rural District [herein referred as "Promoter"].

2. I state that the Promoter has legal title to the land on which the development of the project is proposed.
3. I state that the Promoter do hereby covenant and declares that a 1st ranking charge has been created as per the Memorandum of Entry Recording Mortgage by Deposit of Title Deeds dated 23.08.2023 and second ranking charge over the TUIGPL Lands as per the Memorandum of Entry Recording Mortgage by Deposit of Title Deeds by Constructive Delivery dated 23.08.2023.
4. I state that the time period within which the project shall be completed by Tangled up in Green Properties Pvt Ltd on or before 31/12/2028.
5. 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.
6. 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.
7. 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.
8. That we 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.
9. That we shall take all the pending approvals if needed, from the competent authorities.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That we 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.

Place: Bengaluru

Date: 19/12/2023



Identified by me

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Advocate

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 Bengaluru on 19th December 2023.

Place: Bengaluru

Date: 19/12/2023



Identified by me

Advocate



SWORN TO BEFORE ME
[Signature] 19-12-23
PRAKASHA. C, BA., LL.B.,
ADVOCATE & NOTARY
EWS # 16/2, 1st Cross, 2nd Main,
KHS, Basaveshwara Nagar
BENGALURU - 560 079