



सत्यमेव जयते

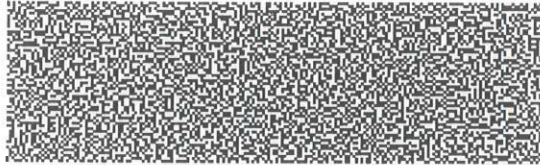
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA56218230301764W
Certificate Issued Date : 13-Mar-2024 03:15 PM
Account Reference : NONACC (FI)/ kagcs108/ JAYANAGAR/ KA-JY
Unique Doc. Reference : SUBIN-KAKAGCSL0873785574729838W
Purchased by : AUK SURAKSHA PROPERTIES
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : AUK SURAKSHA PROPERTIES
Second Party : RERA KARNATAKA
Stamp Duty Paid By : AUK SURAKSHA PROPERTIES
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM-B

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. AUK SURAKSHA PROPERTIES** being the promoter of the proposed project duly represented by its Partner and Authorised signatory **Mr.KOUSHIK SOMASHEKAR S/o. SOMASHEKAR CHANDRAPPA** duly authorized by the promoter, *vide* letter of authorization dated 13th Day of March 2024.

For AUK SURAKSHA PROPERTIES

Managing Partners ,

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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 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.



6 MAR 2024

I, Mr.**KOUSHIK SOMASHEKAR S/o. SOMASHEKAR CHANDRAPPA**, Partner and Authorized Signatory of the M/s. **AUK SURAKSHA PROPERTIES** hereby solemnly declare, undertake and state as under:

1. That we have legal title to the land on which the development of the proposed project is being carried out and a legally valid authentication of title of such land, bearing document no: 1141/22-23 dated 13-05-2022 at Office of Sub-Registrar Jayanagar (Begur), Bengaluru, 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 us is **01-12-2027**
4. That seventy per cent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 we will 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 we will take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we will not discriminate against any allottee at the time of allotment of apartment, on any grounds.



For AUK SURAKSHA PROPERTIES

Managing Partners
Deponent

16 MAR 2024

Verification

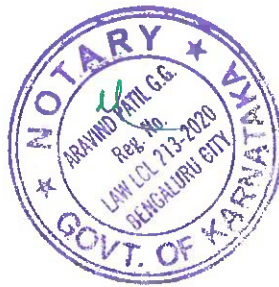
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bengaluru on this 13th day of March, 2024.

For AUK SURAKSHA PROPERTIES

Managing Partners ,

Deponent



SWORN TO BEFORE ME

ARAVIND PATIL G.G. B.A. LL.B
ADVOCATE & NOTARY
 12th Main, Near Old Sub Register Office
 4th Block, Javanagar, Bengaluru - 560 011.

16 MAR 2024