



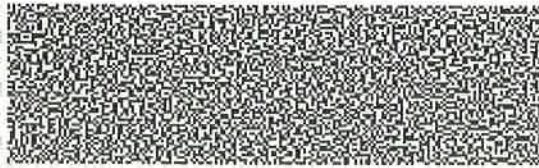
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA97936307723253U
Certificate Issued Date : 19-Apr-2022 04:25 PM
Account Reference : NONACC (FI)/ kaksfcl08/ HALASURU/ KA-BA
Unique Doc. Reference : SUBIN-KAKAKSFCL0826124879487231U
Purchased by : VISTA SPACES SUN LALBAGH PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : VISTA SPACES SUN LALBAGH PRIVATE LIMITED
Second Party : RERA
Stamp Duty Paid By : VISTA SPACES SUN LALBAGH PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 20
 (Twenty only)



Please write or type below this line

FORM-B

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

Affidavit cum Declaration

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.



Signature



I, **Mr. Raghuveer Veeramachaneni**, aged About 37 Years, S/o. Mr. Veeramachaneni Krishna Rama Mohan Rao, Authorized signatory of **M/s. Vista Spaces Sun (Lalbagh) Private Limited**, having its office at 3rd Floor, No.11, Diamond House, Gurappa Avenue Primerose Road, Bangalore, Bengaluru (Bangalore) Urban-560025, being the Promoter of the Proposed project **“Vista Lalbagh”** to be developed on the Property bearing Municipal No.131/2, presently having new PID No.118-W0064-37, (Old PID No.48-31-131/2) measuring 20,778 Square Feet, Situated at Lalbagh Road, Sudhamanagara, BBMP Ward No.48, Bangalore, do hereby solemnly declare, undertake and state as under;

1. That, firm has 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 is 30.10.2026.
4. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a schedule 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.



Raghuveer



7. That I 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I will take all the pending approvals on 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 will not discriminate against any allottee at the time of allotment of plot, on any grounds.

Place: Bangalore
Date: 20/04/2022



DEPONENTS

SWORN TO BEFORE ME
S. Samuel Solomon
SAMUEL SOLOMON
M.A., LL.B., CAHB.
ADVOCATE & NOTARY
No. 10, Grace Nivas, Behind Banaswadi
railway Station, Opp. Suryanarayana Mutt
Chigaraipurem, Bangalore - 560 082

20 APR 2022