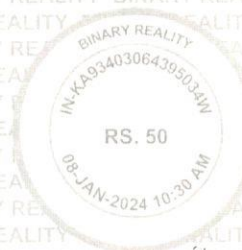




Government of Karnataka

e-Stamp

Certificate No.	: IN-KA93403064395034W
Certificate Issued Date	: 08-Jan-2024 10:30 AM
Account Reference	: NONACC (FI)/ kagcs108/ SARJAPUR/ KA-GN
Unique Doc. Reference	: SUBIN-KAKAGCSL0852099582022435W
Purchased by	: BINARY REALITY
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: BINARY REALITY
Second Party	: NA
Stamp Duty Paid By	: BINARY REALITY
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

For BINARY REALTY

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.

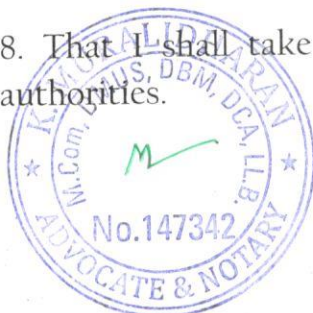
Project Address: Sy 19 ,Sompura village,Sarjapura Hobli Anekal Taluku Bangalore-562125

Project name : BINARY TEMPLE TREE

Affidavit cum Declaration of M/s Binary Realty , represented by its Partner Mr. Bharath K.A, Developer of the proposed project and also duly authorized Signatory of the proposed project.

I, Mr. Bharath K.A, promoter of the proposed project and also authorized signatory of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s Binary Realty 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.
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 31.12.2028
4. That seventy per cent of the amounts realised by me/promoter 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 development 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 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 on time, from the competent authorities.



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

For BINARY REALTY

Bharath K.A
Partners

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 allottee at the time of allotment of any plot, as the case may be, on any grounds.

For BINARY REALTY

Bhavin K A
Partners
Deponent

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 08th day of Jan 2024.



M. Muralidharan
8/1/24
K MURALIDHARAN
M.COM, DMUS, DBM, DCA, LLB
ADVOCATE & NOTARY
#340, 14th Cross, G.K. Layout
Hosa Road, BANGALORE-100
Deponent