



सत्यमेव जयते

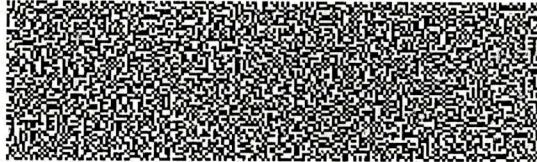
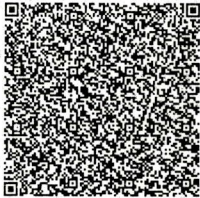
INDIA NON JUDICIAL

Government of Karnataka

Rs. 20

e-Stamp

Certificate No. : IN-KA84574414451054V
Certificate Issued Date : 29-Dec-2023 01:28 PM
Account Reference : NONACC (FI)/ kacrsf08/ BANGALORE26/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0835141322511832V
Purchased by : PRABHU U R
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : PRABHU U R
Second Party : IINSPIRA WORLDCITY PROJECTS PRIVATE LIMITED
Stamp Duty Paid By : PRABHU U R
Stamp Duty Amount(Rs.) : 20
(Twenty only)



Please write or type below this line

FORM - 'B'

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

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

Prabhu U R

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.

AFFIDAVIT CUM DECLARATION

I, **Mr. Prabhu U R**, son of **Mr. Rangaswamy**, (PAN NO.BKWPP2710DS), Director and Authorized signatory of **IINSPIRA WORLDCITY PROJECTS PRIVATE LIMITED** (hereinafter referred to as "the Promoter"), being the developer of the real estate project "**Assetz Inspira Melodies of Life**" (hereinafter referred to as "the Project") ,being developed on composite converted property comprised in various Sy Nos.situated at Choodasandra and Rayasandra Villages, Sarjapur Hobli, Anekal Taluk, Bangalore (hereinafter called the Said Land), duly authorized to swear this Affidavit vide Resolution dated 28/11/2023 do hereby state, affirm, declare and state on oath as follows:

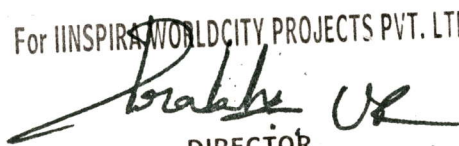
1. **IINSPIRA WORLDCITY PROJECTS PRIVATE LIMITED** ,the Promoter entered into Joint Development Agreements with, **MR. ASHOK ABRAHAM KURIAKOSE holding PAN AFYPK0549P** 2. **Mr. SRI. B. M. MUNIRAMA REDDY & others holding PAN AAGHM2241H** ,3. **HITESH V. REDDY holding PAN FEZPR8137H** 4. **K.Y. VENKATASWAMY REDDY holding PAN ADUPK3622K**, the Landowners of Land in Sy Nos. 13/3,17/1,120/4 and 120/3 (hereinafter referred as Land Owners collectively for brevity) situated at Chodasandra and Rayasandra Villages, Sarjapur Hobli, Anekal Taluk, Bangalore District, Bangalore pertaining to the development of real estate project " **Assetz Melodies of Life**" (hereinafter referred to as "the Project") being developed on the said Land. The said MR. ASHOK ABRAHAM KURIAKOSE, Mr. SRI. B. M. MUNIRAMA REDDY & others, HITESH V. REDDY and K.Y. VENKATASWAMY REDDY also executed their respective General Power of Attorneys in favour of **IINSPIRA WORLDCITY PROJECTS PRIVATE LIMITED** detailed in **Annexure A** And having a legally valid authentication of title of such land along with an authenticated copy of the agreement between such land owners and promoter for development of the real estate project are enclosed in Annexure A.
2. The said land in the said Project is encumbered, the details of which are attached in the **Annexure B** .
3. That the time within which the project shall be completed by promoter is 31.08.2026.
4. That seventy per cent of the amounts realized by promoter for the 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 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.



For **IINSPIRA WORLDCITY PROJECTS PVT. LTD.**
Prabhu U R
DIRECTOR

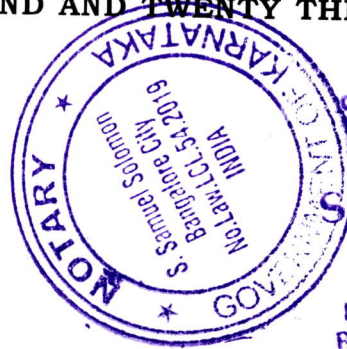
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That promoter shall get the accounts audited within six months 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 project have been utilized for the project and the withdrawal has followed the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of apartments, building on any grounds.

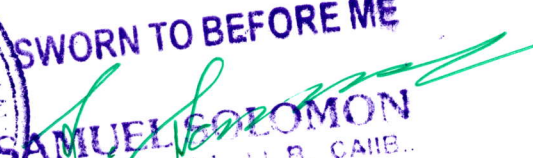
The contents of above Affidavit cum Declaration are true and correct to my knowledge, belief and information and nothing material has been concealed by me therefrom.

For IINSPIRE WORLD CITY PROJECTS PVT. LTD.

DIRECTOR

DEPONENT

VERIFIED BY ME ON THIS THE TWENTYNINETH DAY OF DECEMBER
MONTH YEAR TWO THOUSAND AND TWENTY THREE (29/12/2023) AT
BANGALORE



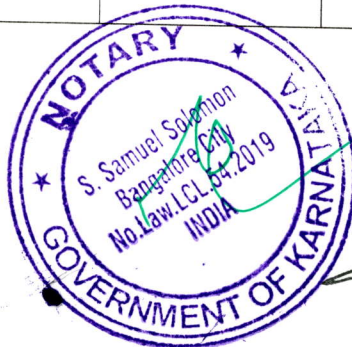
SWORN TO BEFORE ME

SAMUEL SOLOMON
M.A., LL.B., CAIB.
ADVOCATE & NOTARY
No. 10, Grace Nilas, Behind Banaguradi
Railway Station, Opp. Suryanarayana Chitra,
Lingarajapuram, Bangalore - 560 084.

30 DEC 2023

ANNEXURE -A

The following is the description of Joint Development Agreements and General Power of Attorney executed between the Land Owners and M/s Inspira World City Projects Pvt Ltd.all registered in the Office of the Senior Sub Registrar,Sarjapur,Basavanagudi, Bangalore in respect of land Sy Nos. 13/3,17/1,120/3 and 120/4 measuring 4 acres 6 ¼ Guntas (Said Land) situated at Choodasandra and Rayasandra Villages,Sarjapur Hobli,Anekal Taluk,Bangalore District,Bangalore.

SL NO.	NATURE OF DOCUMENT	SY NO.	DATE OF EXECUTION	REGISTRATION NUMBER
1	JOINT DEVELOPMENT AGREEMENT	13/3(1A 17G)	17th September 2022	Document Nos. 5095/2022-232
	GENERAL POWER OF ATTORNEY			Document No.300/2022-23
2	JOINT DEVELOPMENT AGREEMENT	13/3 (1A 06G)	17th September 2022	Document Nos. 5088/ 2022-23
	GENERAL POWER OF ATTORNEY			Doc No.299/2022-23
3	JOINT DEVELOPMENT AGREEMENT	17/1 (1A 3 ¼ G)	21st July 2022	Document No 3482/2022-23
	GENERAL POWER OF ATTORNEY			Document Nos. 192/ 2022-23
4	JOINT DEVELOPMENT AGREEMENT	120/4 (1A)	10th July 2023	Document No 3354/2022-23
	GENERAL POWER OF ATTORNEY			Document No.151 /2022-23
5	JOINT DEVELOPMENT AGREEMENT	120/3 (20 G)	28th October 2022	Document No 6167/2022-23
	GENERAL POWER OF ATTORNEY			Document Nos. 373/ 2022-23

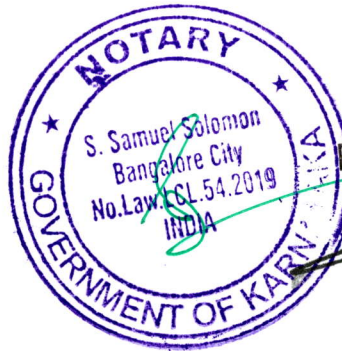


For INSPIRA WORLDCITY PROJECTS PVT. LTD.

[Signature]
DIRECTOR

Annexure B

Sl No	Facility Amount (INR)	Purpose	Charge Holder / Mortgagee	Mortgagor	Description of Security	Documents executed for creation of charge/Security
1	Rs. 2,50,00,00,000	For Land Acquisition and Development of Project	Vistra ITCL (India) Limited Security Trustee	IINSPIRA WORLD CITY PROJECTS PRIVATE LIMITED	Receivables for the projects along with corresponding land mentioned in the MODT and moveable properties, insurance contracts and all other assets as mentioned in the Deed of Hypothecation	- Facility Agreement - Escrow Agreement - Deed of Hypothecation - Memorandum of entry recording deposit of title deeds dated 21/07/2023 and document No.3015 in the Office of Sub Registrar, Basavanagudi (Chamarajpet), Bangalore.



For IINSPIRA WORLD CITY PROJECTS PVT. LTD.
[Signature]
DIRECTOR