

INDIA NON JUDICIAL

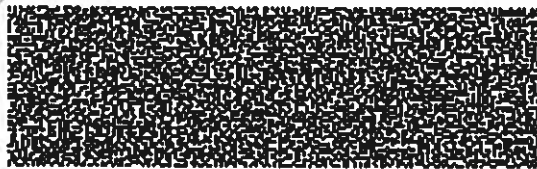
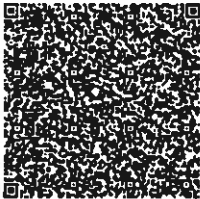
Government of Karnataka

Rs. 100

e-Stamp

Certificate No.	: IN-KA93430497837419W
Certificate Issued Date	: 08-Jan-2024 10:45 AM
Account Reference	: NONACC (FI)/ kacrsfl08/ BSK1STAGE1/ KA-BV
Unique Doc. Reference	: SUBIN-KAKACRSFL0852142651115116W
Purchased by	: SSHARAN BANDI
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SSHARAN BANDI
Second Party	: REAL ESTATE REGULATION AUTHORITY KARNATAKA
Stamp Duty Paid By	: SSHARAN BANDI
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

FORM - 'B'

[See rule 3(4)]

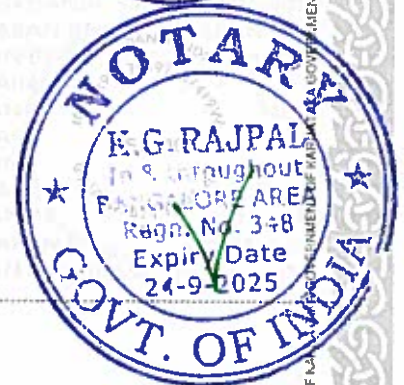
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of **Mr. SSHARAN BANDI** duly authorized by the promoter of the proposed project (MITRA ETERNIA), vide his authorization dated 4th January 2024;

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 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



For FORMANU SERVICES

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✓
✓
Ssharan Bhandi
Partner

I, **Mr. SSHARAN BANDI** duly authorized by the promoter of the proposed project (MITRA ETERNIA), do hereby solemnly declare, undertake and state as under:

That, the land owners N Lakshmipathi Babu, R K Saroja, Naresh Nikhil B L & Samanvitha B L are jointly have 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is 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 promoter is **31.12.2024**

4. That, seventy per cent of the amounts realized 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 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.

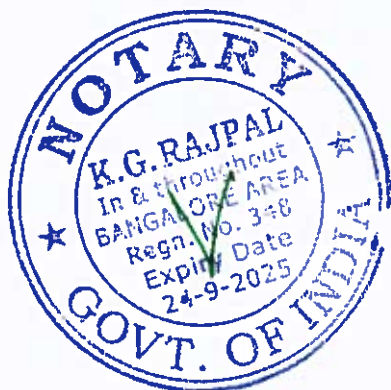
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / 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 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 / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For FORMANU SERVICES

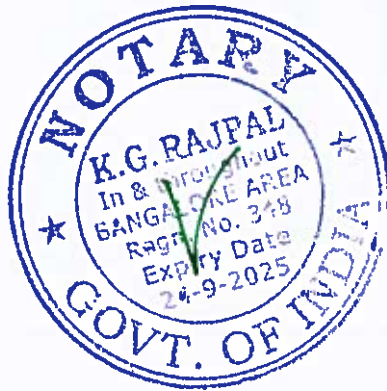
Sharan Bandi
partner

For FORMANU SERVICES
Deponent
Partner

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 8th day of January 2024.



For FORMANU SERVICES
Deponent
Partner

SWORN TO BEFORE ME

K G RAJPAL, B.S., LL.B
ADVOCATE & NOTARY
No 10, K.R. Road, Fort,
BANGALORE 560 002

30/1/24