



सत्यमेव जयते

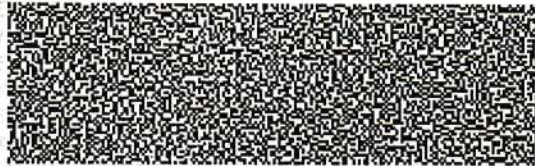
INDIA NON JUDICIAL

Government of Karnataka

Rs. 200

e-Stamp

Certificate No. : IN-KA38362735345783V
Certificate Issued Date : 11-Apr-2023 11:08 AM
Account Reference : NONACC (FI)/ kacrsf108/ CHANNASANDRA/ KA-SV
Unique Doc. Reference : SUBIN-KAKACRSFL0860216718235252V
Purchased by : ARYAN VENTURES
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : ARYAN VENTURES
Second Party : RERA KARNATAKA
Stamp Duty Paid By : ARYAN VENTURES
Stamp Duty Amount(Rs.) : 200
 (Two Hundred only)



26 APR 2023

Please write or type below this line

Affidavit cum Declaration

Affidavit cum Declaration of Ms. Aryan Ventures, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/04/2023.

For ARYAN VENTURES

K. V. Narinder Singh
Managing Partners

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.



We, K Venkatesh Naidu and P Jagadish, promoters of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we promoters have a legal title to the land on which the development of the 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 4 years
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 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 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter 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 any apartment, plot or building, as the case may be, on any grounds.



For ARYAN VENTURES

Managing Partners

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 day of

For ARYAN VENTURES

K. V. Narasimha Murthy
Managing Partners

Deponent



SWORN TO BEFORE ME

26/11/23
B.K.R. Krishnamurthy

M.A., B.Ed., M.Com., M.L.

ADVOCATE AND NOTARY

Reg. No. 1351, GOVT. OF INDIA
City Court Complex, Bangalore-9