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Government of Karnataka

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Account Reference

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Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

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25-Dec-2023 02:57 PM

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ISHA CORP

Article 4 Affidavit

AFFIDAVIT CUM DECLARATION

0

(Zero)

ISHA CORP

THE CHAIRMAN RERA

ISHA CORP

20

(Twenty only)





Please write or type below this line



FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s ISHA CORP, promoter of the proposed project.

- Statutory Alert: 1. The authenticity of this Stamp cartificate should be verified at 'www.shollestamp.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 it is a under until one informs the Competitor & Machile.

- I, M/s ISHA CORP, Represented by its Managing Partner Sri. B. Balakrishna Reddy promoter of the proposed project do hereby solemnly declare, undertake and state as under:
 - 1. I have a legal title to the land on which the development of the project is proposed.

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 me M/s ISHA CORP is 31-12-2026
- 4. That seventy percent of the amounts realized by me 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Charted accountant in practice that the withdrawal is in proportion to the percentage of completion of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

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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 in 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 shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

FOR ISHA CORPUS

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

VERIFIED BY ME AT BANGALORE ON THIS 25th DAY OF December 2023



SWORN TO BEFORE ME

L. PUTTAR JU, D.A., LL.B. 3 0 DEC 2023

AD / UCAT - 8. NOTARY

Office: Shop 15. 4, 4-2, Aravinia C. mplex,
Office: Shop 15. 4, 4-2, Aravinia C. mplex,
Ka. trapura Main Road, Vivelanarda Ccinny, J.P. Magar (P).

Ka. trapura Main Road, Vivelanarda Ccinny, J.P. Magar (P).
Thayi Banashankaramma, Sri Shanimahatria Swarny temples,
Thayi Banashankari Sub-Regir ler Cifice & Metro Rail Piter E.P. 44)
Banashankari Sub-Regir ler Cifice & Metro Rail Piter E.P. 44)

BENGALURU - 560 078.