



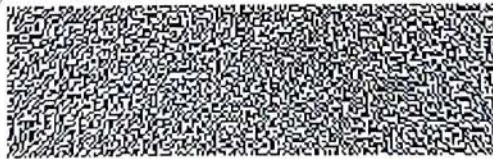
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA27925896149428U
Certificate Issued Date	: 04-Feb-2022 11:01 AM
Account Reference	: NONACC (FI)/ kacrsf108/ KORAMAGALA9/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0895838913633002U
Purchased by	: D J PROJECTS PVT LTD
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	: 0 (Zero)
First Party	: D J PROJECTS PVT LTD
Second Party	: RERA
Stamp Duty Paid By	: D J PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Joju Kochappan, Authorized Signatory of M/s DJ Projects Private Limited, promoter of the proposed project.

Mr. Joju Kochappan promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For DJ PROJECTS PRIVATE LIMITED



Authorised Signatory

The authenticity of this Stamp certificate should be verified at 'www.shreestamp.com' or using e-Stamp Mobile App. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. On checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

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 10-02-2027.
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 in time, from the competent authorities.

For D J PROJECTS PRIVATE LIMITED

Authorised Signatory



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 apartment, plot or building, as the case may be, on any grounds.

For D J PROJECTS PRIVATE LIMITED

Authorised Signatory

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 **4th DAY OF FEBRUARY 2022.**

For D J PROJECTS PRIVATE LIMITED

Authorised Signatory

DEPONENT



SWORN TO BEFORE ME

A.S. NARAYANA REDDY

B.A., L.L.B.

ADVOCATE & NOTARY

Government of India

824, 10th Main, IV Block,
Koramangala, Bangalore-560 034