

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

"**SJ PINNACLE** " have/has 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.

OR

That details of encumbrances "**SJ PINNACLE**" including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 30/09/2021.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

For **SJ CONSTRUCTIONS**

S. T. Srinivas
27
Partner's



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 SJ CONSTRUCTION

[Signature]
Partner's
Deponent

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 on this 11TH day of October, 2019.

For SJ CONSTRUCTION

[Signature]
Deponent



SWORN TO BEFORE ME

[Signature]
Y.V. SHANKAR, B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
28, Rudramma Nilaya
13th Cross Kanakanagar,
R.T. Nagar (Post), Bengaluru-560 032.

14 OCT 2019



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA13967112184080R
Certificate Issued Date : 10-Oct-2019 03:41 PM
Account Reference : NONACC (FI)/ kacrsf108/ WHITEFIELD/ KA-BA
Unique Doc. Reference : SUBIN-KAKACRSFL0848197018275167R
Purchased by : S J CONSTRUCTIONS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : S J CONSTRUCTIONS
Second Party : NA
Stamp Duty Paid By : S J CONSTRUCTIONS
Stamp Duty Amount(Rs.) : 20
 (Twenty only)

LAKSHMI VENKATESH
 Multipurpose Co-operative Society Ltd.
 # 92, Main Road, Opp. Vijaya Bank,
 Behind Arun Fabrication Works, Whitefield
 Bangalore-56 Coir: 353138038



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**

Affidavit cum Declaration

Affidavit cum Declaration of "**Ms. SJ CONSTRUCTIONS**" promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated : 29-09-2019;

I "**Ms. SJ CONSTRUCTIONS**" promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For SJ CONSTRUCTIONS

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.ahilestamp.com'. Any discrepancy on the website 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.

S. T. Srinivas
 Partner's

