

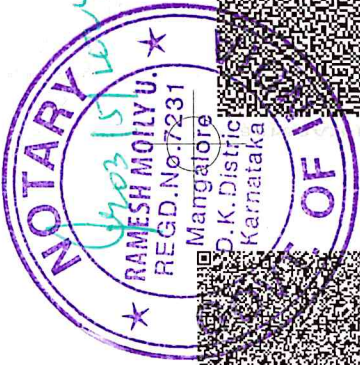
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA85196757891822W
 Certificate Issued Date : 18-Apr-2024 02:30 PM
 Account Reference : NONACC (FI)/ kacrsf108/ MG LALBAGH/ KA-DK
 Unique Doc. Reference : SUBIN-KAKACRSFL0830047265346622W
 Purchased by : NIDHI LAND INFRASTRUCTURE DEVELOPERS INDIA PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : NIDHI LAND INFRASTRUCTURE DEVELOPERS INDIA PVT LTD
 Second Party : N A
 Stamp Duty Paid By : NIDHI LAND INFRASTRUCTURE DEVELOPERS INDIA PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM 'B' AFFIDAVIT CUM DECLARATION

I, Mr. Prashanth K. Sanil, S/o. U. Madhava Suvarna, aged about 50 years, Residing at 'Sukhdham', Malaraya Temple Road, Hoigeball, Mangalore - 575006., Managing Director and Authorized Signatory of M/s. Nidhi Land Infrastructure Developers India (P) Ltd., (PAN: AADCN8891L) a company

INFRASTRUCTURE DEVELOPERS INDIA (P) LTD.

Errors/Corrections Etc.

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shillestamp.com' or using e-Stamp Mobile App of Stock Holding.
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.
3. In case of any discrepancy please inform the Competent Authority.

incorporated under Indian Companies Act, 1956 having its office at 5th Floor, New Berry Enclave, Bejai Kapikad Road, Mangalore - 575004., Promoter of the proposed project "Smrithi Heights", situated at Pump Well - Nanthoor Road, Thare Thota, Mangalore Taluk., do hereby solemnly declare, undertake and state as under;

1. That, we have a legal title to the land on which the development of the "Smrithi Heights" Project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter 30/06/2029.
4. That seventy per cent of the amounts realised by us/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, We/ 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, We/Promoter shall take all the pending approvals on time, from the competent authorities.
9. That, We/Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We/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.

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 Mangalore on this 3rd day of May 2024.

For NIDHI LAND INFRASTRUCTURE DEVELOPERS INDIA (P) LTD.


Managing Director
DEPONENT



Sworn and Signed before me this
3rd day of May 2024
at Mangalore, D.K. Dist.

Ramesh Moily
2023-5-2024

NOTARY
Mangalore, D.K. Dist.