

INDIA NON JUDICIAL

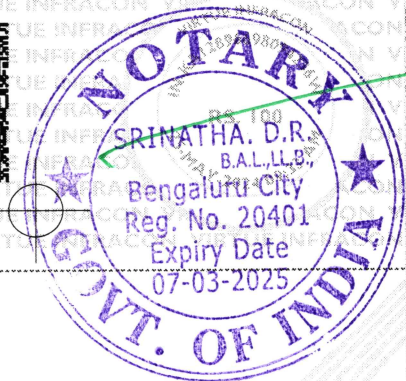
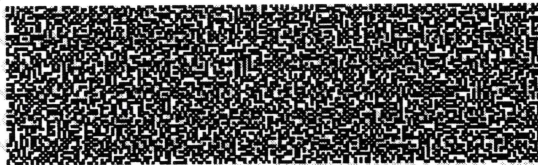
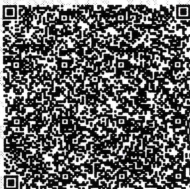
Government of Karnataka

Rs. 100

e-Stamp

Certificate No.	: IN-KA12896698094236W
Certificate Issued Date	: 25-May-2024 09:33 AM
Account Reference	: NONACC (FI)/ kacrsf08/ SGR DENTAL COLLEGE ROAD/ KA-GN
Unique Doc. Reference	: SUBIN-KAKACRSFL0883507393924898W
Purchased by	: VIRTUE INFRACON
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VIRTUE INFRACON
Second Party	: NA
Stamp Duty Paid By	: VIRTUE INFRACON
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

सत्यमेव जयते



Please write or type below this line

FORM-B

[See sub-rule (4) of rule 3]

Affidavit Cum Declaration

Affidavit cum Declaration of **Mr. BOMMIREDDY SUNAY VARDHAN** promoter of the **M/s VIRTUE INFRACON** and project **NIRVANA** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **25.05.2024**;

We **Mr. BOMMIREDDY SUNAY VARDHAN** promoters of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

of the proposed project do

Managing Partner

Statutory Alert:

- 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.

1. That promoter have a legal title to the land on which the development of the project is proposed or we have 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. NO

3. That the time period within which the project shall be completed by me/promoter is 30.06.2027.

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.

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.

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 25.05.2024

For VIRTUE INFRACON

Managing Partner
Deponent



SWORN TO BEFORE ME

SRINATHA. D.R., B.A.L.,LL.B.,
ADVOCATE & NOTARY
1, 2nd Main, 10th Cross, Kanakanagar,
KHB Main Road, R.T. Nagar Post,
BENGALURU - 560 032