

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.

IN-KA15199457653706W

Certificate Issued Date

28-May-2024 02:39 PM

Account Reference

NONACC (FI)/ kaksfcl08/ BANGALORE5/ KA-RJ

Unique Doc. Reference

SUBIN-KAKAKSFCL0887930642379508W

Purchased by

JAGADISH KUMAR PATEL

Description of Document

Article 4 Affidavit

Property Description

AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

0 (Zero)

First Party

JAGADISH KUMAR PATEL

Second Party

JAGADISH KUMAR PATEL

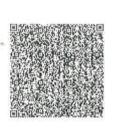
Stamp Duty Paid By

JAGADISH KUMAR PATEL

Stamp Duty Amount(Rs.)

(One Hundred only)

For SPANDANA CREDIT SOUHARDA SAHAKARI NIYAMITHA





Please write or type below this line

FORM-B

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Jagadish Kumar Patel son of Lakhamsi Bhai Patel, aged 43 years, Residing at No.206, Brindavan Old 516, 4th A Main, 6th Cross, BTM Layout 2nd Stage, Bilekahalli, Bengaluru South, Bengaluru-560 076, IN, Promoter of the proposed project.

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.

I, Mr. Jagadish Kumar Patel son of Lakhamsi Bhai Patel, aged 43 years, Residing at No.206, Brindavan Old 516, 4th A Main, 6th Cross, BTM Layout 2nd Stage, Bilekahalli, Bengaluru South, Bengaluru-560 076, IN, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

I, 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.
- 3. That the time period within which the project shall be completed by me is 27.05.2026.
- 4. That seventy per cent of the amounts realised 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 schedule 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 per cent 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 per cent of completion of the Project.
- 7. That I, shall get the account audited within 06 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 amount 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 I shall take all the pending approvals on 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 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 there from.

Verified by me at Bengaluru on this 28th day of May

DEPONENT

2 9 MAY 2024

Expire on : 24-09-2020 7707 JVW 6 Z

ADVOCATE & NOTARY PUBLIC GOVT OF INDIA Reg. No. 19197 #3441, Service Road, R.P.C. Layout, Vijayanagar, Sengaluru-560 040