

I, Mr. Jagadish Kumar Patel son of Lakhamshi 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.

OR

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the per cent of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the per cent of completion of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 2024.



ATTESTED BY ME

K. C. SHASHIKALA
ADVOCATE & NOTARY PUBLIC
GOVT OF INDIA Reg. No. 10197
3441, Service Road, R.P.C. Layout,
Vijayanagar, Bengaluru-560 040
Expire on : 24-09-2028
Mob: 98201 41267



DEPONENT

29 MAY 2024

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