



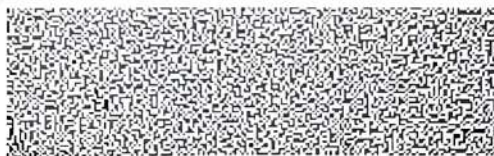
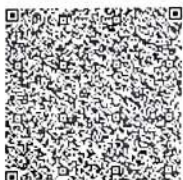
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA19150472092480U
 Certificate Issued Date : 27-Jan-2022 11:57 AM
 Account Reference : NONACC (FI)/ kaksfcl08/ BANGALORE4/ KA-BA
 Unique Doc. Reference : SUBIN-KAKAKSFCL0879569188992611U
 Purchased by : BHAVISHA PROPERTIES
 Description of Document : Article 12 Bond
 Description : FORM-B
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : UMAVATHI R
 Second Party : BHAVISHA PROPERTIES
 Stamp Duty Paid By : BHAVISHA PROPERTIES
 Stamp Duty Amount(Rs.) : 50
 (Fifty only)



Please write or type below this line

FORM 'B'

[See rule 3(4)]

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

For BHAVISHA PROPERTIES

S. Prasad Naidu

Proprietor



pg. 1

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.sheltestamp.com/ or using e-Stamp Mobile App. 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.

Affidavit cum Declaration of Mr. S. Prasad Naidu, aged about 55 years, son of Mr. Rangaiah Naidu, Proprietor of M/s. Bhavisha Properties, having registered office at No. 001, Third Floor, Sy.No.54,55/1, Sarjapura Main Road, Yamare Village, Bangalore - 562125 do hereby solemnly declare, undertake and state as under:

1. That I, the promoter
2. have 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 31st March 2023.
4. That seventy per cent of the amounts realised 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 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 / promoter shall take all the pending approvals on time, from the competent authorities.

For **BHAVISHA PROPERTIES**

S. Prasad Naidu
Proprietor



9. That I / promoter have 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.

For BHAVISHA PROPERTIES

S. Prasad Naidu

Proprietor
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 3rd day of Feb 2022.

For BHAVISHA PROPERTIES

S. Prasad Naidu

Deponent

Proprietor



SWORN TO BEFORE ME

K.V. MANI, B.A. LL.B.
ADVOCATE AND NOTARY

GOVT OF INDIA

Reg. No 21613

No. 23/1, Hosur Main Road

BANGALORE 560 030

03.02.2022