



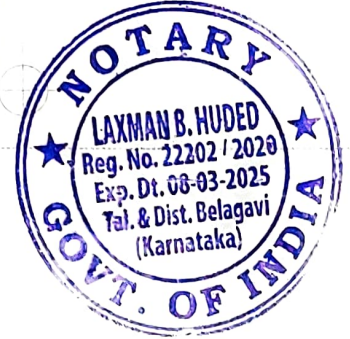
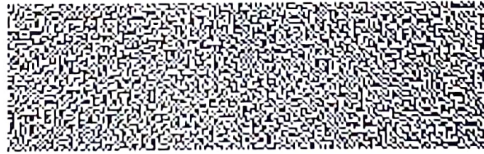
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA91212596406273W
 Certificate Issued Date : 26-Apr-2024 02:26 PM
 Account Reference : NONACC (FI)/ kagcs108/ BELAGAVI11/ KA-BL
 Unique Doc. Reference : SUBIN-KAKAGCSL0841702048223079W
 Purchased by : K RERA
 Description of Document : Article 4 Affidavit
 Property Description : DECLARATION
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : K RERA
 Second Party : PRASHANT PATIL
 Stamp Duty Paid By : K RERA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



FORM-B

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

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

FOR VIVA INFRA VENTURE:

Patil
 Proprietor

Stamp Duty Alert:

1. The stamp duty on this form shall be paid by the promoter or any person authorized by the promoter, using the stamp duty mobile app or the stamp duty website. The stamp duty on this form shall be paid by the promoter or any person authorized by the promoter, using the stamp duty mobile app or the stamp duty website. The stamp duty on this form shall be paid by the promoter or any person authorized by the promoter, using the stamp duty mobile app or the stamp duty website.

2. The stamp duty on this form shall be paid by the promoter or any person authorized by the promoter, using the stamp duty mobile app or the stamp duty website. The stamp duty on this form shall be paid by the promoter or any person authorized by the promoter, using the stamp duty mobile app or the stamp duty website. The stamp duty on this form shall be paid by the promoter or any person authorized by the promoter, using the stamp duty mobile app or the stamp duty website.



Affidavit cum Declaration

Affidavit cum Declaration of **Prashant Sambhaji Patil, Prop. Viva Infra Ventures,**
of the proposed project;

I, **Prashant Sambhaji Patil**, Developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the owner has a legally valid authentication of title of such land and the Promoter having the rights to develop the said 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 except the charge of Shri Mahatma Basveshwar Credit Souhard Shakari Nyt.
3. That the time period within which the project shall be completed by promoter is 30/06/2028.
4. That seventy per cent of the amounts realised by 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 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 promoter shall take all the pending approvals on time, from the competent authorities.

For VIVA INFRA VENTURES

Prashant Sambhaji Patil

Proprietor

9. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 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.



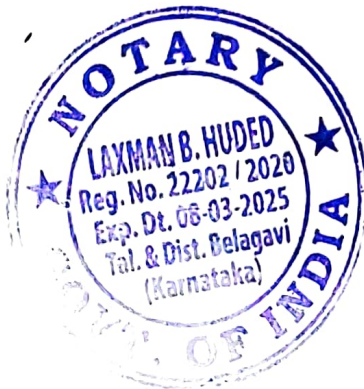
Deponent

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 ____ day on this May of 2024.



Deponent



SWORN TO BEFORE ME



LAXMAN B. HUVED
B.Com. L.L.B. (Spl.)
Advocate Notary Public
Belagavi, Dist. Belagavi

07 MAY 2024