

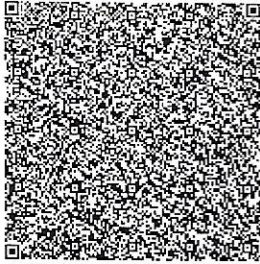


सत्यमेव जयते

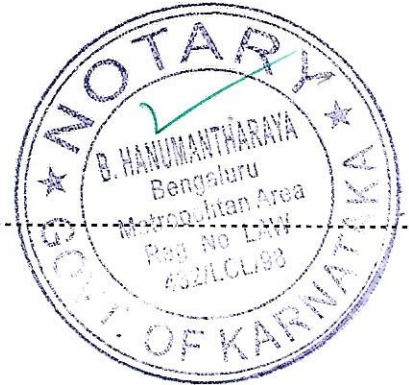
INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA79823843447588P
Certificate Issued Date	: 31-Jul-2017 12:25 PM
Account Reference	: NONACC (FI)/ kacrsf108/ MALLESHWARAM1/ KA-BA
Unique Doc. Reference	: SUBIN-KAKACRSFL0808585229855636P
Purchased by	: ESTEEM EMBLEM
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ESTEEM EMBLEM
Second Party	: NA
Stamp Duty Paid By	: ESTEEM EMBLEM
Stamp Duty Amount(Rs.)	: 20 (Twenty only)




Authorised Signatory
The Karnataka State Registration & Stamps Department
Official's Multipurpose Co-operative Society Limited
Malleshwaram Branch



-----Please write or type below this line-----

FORM-B

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhishek Ahuja, Partner for and on behalf of M/s. ESTEEM EMBLEM, (Hereinafter referred to as the Promoter) duly authorized by the Promoters/Partners of the proposed project, vide their authorization dated. 1st July 2016;

I, Mr. Abhishek Ahuja, Partner, M/s. ESTEEM EMBLEM, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. The details of encumbrances for the period from 22/09/2015 to 30/05/2017 including details of any rights, title, interest or name of any party in or over such land, along with details. That the charge has been created on the property by depositing title deeds dt.22/06/2016 in favor of Adithya Birla Housing Finance Limited, for construction purpose. Except the said charge no other charges have been created.
3. That the time period within which the project shall be completed by the Promoter is 30th September 2018.
4. That seventy per cent of the amounts realized by the 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 the 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 the Promoter shall take all the pending approvals on time, if any, from the competent authorities.
9. That the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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 and on behalf of the Promoter



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 31st day of July 2017.



SOLEMNLY AFFIRMED SWORN TO
BEFORE ME

R. HANUMANTHARAYA, B.A., LL.B.,
ADVOCATE & NOTARY
K. N. Extension
2002/CL/198



Deponent