



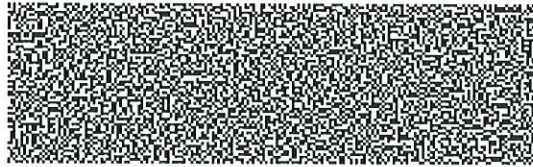
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA51786462742825W
Certificate Issued Date : 25-Oct-2024 04:48 PM
Account Reference : NONACC (BK)/ kakscub08/ BANGALORE4/ KA-BV
Unique Doc. Reference : SUBIN-KAKAKSCUB0847379958672825W
Purchased by : AKARSH DWELLING PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
 (Zero)
First Party : AKARSH DWELLING PRIVATE LIMITED
Second Party : N A
Stamp Duty Paid By : AKARSH DWELLING PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

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 AKARSH DWELLINGS PVT. LTD.

Nishant
 DIRECTOR

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of M/s AKARSH DWELLINGS PRIVATE LIMITED Sri Nischay Jayeshankar, the Promoter of the proposed project vide its authorisation dated 10.04.2024

I, **Mr.Nischay Jayeshankar**, S/o. Mr.Jayeshankar Bilidale Madaiah, aged about 39 years, Director of **M/s. AKARSH DWELLINGS PRIVATE LIMITED**, A Company incorporated under the Companies Act, 1956, having its Registered office at No.2/4, Langford Gardens, Richmond Town, Bangalore - 560 025, the Vendor/Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/We promoter/has a legal title to the land on which the development of the proposed project "ADARSH PRIMROSE".
2. 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.
3. That the said land is free from all encumbrances.
4. That, the time period within which the project shall be completed by promoter on **30.09.2028**.
5. That seventy percent 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.
6. That, the amounts from the separate amount, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. 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.
8. 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.
9. That I/Promoter shall take all the pending approvals on time, from the competent authorities.



For AKARSH DWELLINGS PVT. LTD.

Nischay
DIRECTOR

10. That I/Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. I/We hereby state that, we 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 AKARSH DWELLINGS PVT. LTD.

✓ **DEPONENT**
DIRECTOR

VERIFICATION

The contents of the Affidavit are true and correct and nothing material has been concealed by me there from.

Verified by me at Bangalore on this 25th day of Oct. 2024

Place: Bangalore
Dated: 25.10.2024

Identified by me:

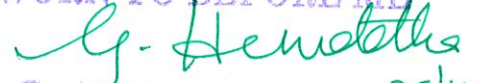

Advocate



For AKARSH DWELLINGS PVT. LTD.

✓ **DEPONENT**
DIRECTOR

SWORN TO BEFORE ME


G. HEMALATHA 25/10/24
ADVOCATE & NOTARY
GOVT. OF INDIA
Flat No. 104, Celestial Homes (Apts.)
2nd Block, 2nd Cross, DEL Layout
Vidyaranyapura, BANGALORE-560 007