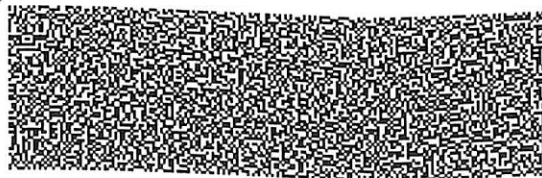


**Government of Karnataka**



|                           |                                              |
|---------------------------|----------------------------------------------|
| Certificate No.           | : IN-KA81442483079920W                       |
| Certificate Issued Date   | : 13-Apr-2024 02:39 PM                       |
| Account Reference         | : NONACC (FI)/ kacrsfl08/ BANGALORE11/ KA-JY |
| Unique Doc. Reference     | : SUBIN-KAKACRSFL0822762446988764W           |
| Purchased by              | : PREETI DEVELOPERS PRIVATE LIMITED          |
| Description of Document   | : Article 4 Affidavit                        |
| Property Description      | : AFFIDAVIT                                  |
| Consideration Price (Rs.) | : 0<br>(Zero)                                |
| First Party               | : PREETI DEVELOPERS PRIVATE LIMITED          |
| Second Party              | : KARNATAKA RERA                             |
| Stamp Duty Paid By        | : PREETI DEVELOPERS PRIVATE LIMITED          |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)                  |



**FORM-B**  
[See sub-rule (4) of rule 3]  
**Affidavit cum Declaration**

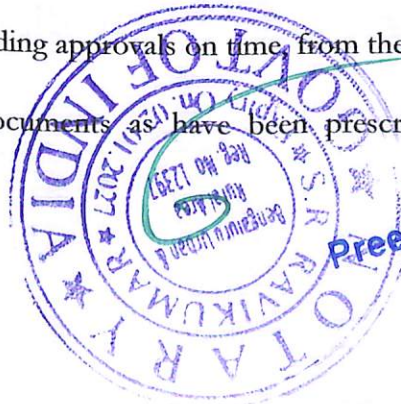
Affidavit cum Declaration of **Preeti Developers private Limited** promoter of the proposed project "**Preeti Aarna Ville**";

**Preeti Developers Pvt Ltd**  
**Authorised Signatory**

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Company of India. 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

I, **Mr. Rama Rangeswar Reddy Molkala**, S/o Prasada Reddy Molkala, aged about 46 years, residing at No. J 216, Purva Graces Apartments, Hoodi Layout, Amruthahalli, Bengaluru, Karnataka-560092, Authorized Signatory of **Preeti Developers Private Limited**, Company incorporated under Company Act 1956, having its registered office at No. 899/1, 3<sup>rd</sup> Floor, Indusind Bank RK Hegde Nagar, Dr. Shivarama Karantha Nagar, MCECHS Layout, Bengaluru, Karnataka – 560077, duly authorised vide letter dated 16-10-2019, Promoter of the proposed project "**Preeti Aarna Ville**", situated at Survey No. 17/1 of Bayyanahalli Village, Jala Hobli, Yelahanka taluk, Bengaluru Urban district 562157, do hereby solemnly declare, undertake and state as under:

1. That the Land Owner **Mr. Venugopal** has a legal title to the land on which the development of the project is proposed.
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 **21-08-2027**.
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 the designated bank account to be maintained in a scheduled bank (**Account Name: Preethi Developers Private Limited RERA Designated Account for Preethi Aarna, Account No: 317305000859, IFSC Code: ICIC0003173, Bank: ICICI Bank, Sahakar Nagar, Bengaluru**) 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 utilised 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 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.



**Preeti Developers Pvt Ltd**  
Authorized Signatory

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any plot as the case may be, on any grounds.

**Preeti Developers Pvt Ltd**

*[Signature]*  
**Authorized Signatory**  
AUTHORISED SIGNATORY

**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 **Bengaluru** on this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**Preeti Developers Pvt Ltd**

*[Signature]*  
**Authorized Signatory**  
AUTHORISED SIGNATORY



**ATTESTED BY ME**

*[Signature]*  
**S.R. RAVIKUMAR, B.Com., LL.B.,**  
**ADVOCATE & NOTARY PUBLIC**  
**GOVT. OF INDIA**  
**# 49/A, 5th 'A' Cross, Subbanna Garden**  
**Vijayanagar, Bengaluru-560 040**