



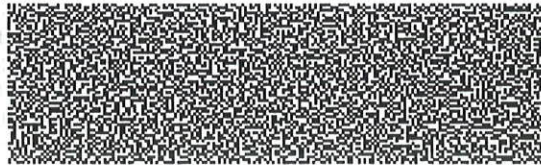
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA29095343595259X
Certificate Issued Date	: 21-Jan-2025 04:42 PM
Account Reference	: NONACC (FI)/ kacrsfl08/ KORAMANGALA5/ KA-JY
Unique Doc. Reference	: SUBIN-KAKACRSFL0893074113352466X
Purchased by	: R K DEVELOPERS
Description of Document	: Article 4 Affidavit
Property Description	: FORM B
Consideration Price (Rs.)	: 0 (Zero)
First Party	: R K DEVELOPERS
Second Party	: RERA KARNATAKA CHAIRMAN
Stamp Duty Paid By	: R K DEVELOPERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

FORM-B

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

Affidavit cum Declaration of M/S R K DEVELOPERS being the promoter of the proposed project duly represented by its Partner and Authorised signatory **Mr. M C K Bharath S/o S Manohar** duly authorized by the promoter, *vide* letter of authorization dated 30-01-2025.

For R K DEVELOPERS

Bharath

Partner



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.

I, **Mr. M C K Bharath** S/o S Manohar Partner and Authorized Signatory of the **M/S R K DEVELOPERS** hereby solemnly declare, undertake and state as under:

1. That **M/S R K DEVELOPERS, M/S R.K CORTINA AND SRI VISHNU KIRAN KASA**, a legal title to the land on which the development of the proposed project is to be carried out
AND
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 **30-06-2026**.
3. That seventy per cent of the amounts realized by me 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: R K Developers -RERA Designated Account for " 36 PARK AVENUE PHASE – II" 100% account No : 7690200008232 Bank: FEDERAL BANK LTD, IFSC Code : FDRL0001769, Branch: HSR Layout** to cover the cost of construction and the land cost and shall be used only for that purpose.
4. 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.
5. 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.
6. That we will 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.
7. That we will take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we will not discriminate against any allottee at the time of allotment of apartment, on any grounds.

For **R K DEVELOPERS**

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 Bengaluru on this 5th day of February, 2025.

For **R K DEVELOPERS**

Deponent

SWORN TO BEFORE ME

B.M. CHA. BHASHEKAR
Advocate & Notary Public
47, B.D.A. Complex, Koramangala
BANGALORE - 560 034,

