



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA29098378612529X
 Certificate Issued Date : 21-Jan-2025 04:44 PM
 Account Reference : NONACC (FI)/ kacrsf108/ KORAMANGALA5/ KA-JY
 Unique Doc. Reference : SUBIN-KAKACRSFL0893083584454715X
 Purchased by : R K DEVELOPERS
 Description of Document : Article 4 Affidavit
 Property Description : JD AFFIDAVIT CUM DECLARATION
 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)



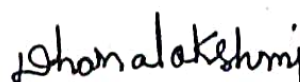
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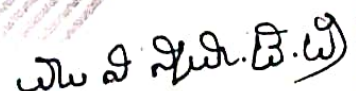
JD AFFIDAVIT CUM DECLARATION

Mr. M C K Bharath S/o S Manohar Aged about 37 Years, authorised person and designated partner of M/S R K DEVELOPERS, Project Name "36 PAK AVENUE PHASE – II" address Sy No 29, 31, 32/5, 32/6, 32/7, 32/8, 32/9, 33, 34/1, 35, 36/1, 36/2, 37, 38, 39, 44/1, 49/1, 49/2, 49/3, 49/4, 50/1, 50/2, 51/1, 55, 56/1, 56/2, 56/4 of Chikkadasarahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District – 562125 of total land 16A 28.5G.

For R K DEVELOPERS


 Partner


 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 Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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/We, **R K DEVELOPERS** ("Developer"), and **Smt. DHANALAKSHMI, PRATHISH.H.R, Sri. D.Y. MUNISWAMY** being the land owner ("Land Owners") of property bearing Sy No 33 of Chikkadasarahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District – 562125 Totally land measuring 47.16 Gunta (1 Acre 7.16 Gunta) ("Said Land"), on which the Project "**36 PARK AVENUE PHASE - II**" to be developed do hereby solemnly affirm and jointly state on oath as follows:

1. I/We, the Land Owner, **Smt.Dhanalakshmi, D/o Sri Muniswamy ,Aged 60 Years, Resident at Chikkadasarahalli Village , Sarjapura Hobli , Anekal Taluk , Bangalore Dist.** being the land owner ("Land Owners") are the owner of the Said Land having valid right, title and interest over the said Land and have entered into Joint Development Agreement **SRJ-1-03150-2021-22 , CD No : SRJD938** dated **17-09-2021** in the office Sub-Registrar, **BASAVANAGUDI , SARJAPURA (ANEKAL)** with the Developer for the Development of the Said Land for formation of residential Layout. The copy of the Joint Development is annexed herewith as **Annexure "A"**.

I/We, the Land Owner, **Sri. PRATISH.H.R, S/o. Ramanna, Aged 40 Years, Resident at Chikkadasarahalli Village , Sarjapura Hobli , Anekal Taluk , Bangalore Dist.** being the land owner ("Land Owners") are the owner of the Said Land having valid right, title and interest over the said Land and have entered into Joint Development Agreement **ABL-1-09666-2021-22 , CD No : ABLD1109** dated **21-02-2022** in the office Sub-Registrar, **BASAVANAGUDI , ATTIBELE, (ANEKAL)** with the Developer for the Development of the Said Land for formation of residential Layout. The copy of the Joint Development is annexed herewith as **Annexure "A"**.

I/We, the Land Owner, **Sri. MUNISWAMY.D.Y, S/o. Late. Doddayellappa, Aged 57 Years, Resident at Chikkadasarahalli Village , Sarjapura Hobli , Anekal Taluk , Bangalore Dist.** being the land owner ("Land Owners") are the owner of the Said Land having valid right, title and interest over the said Land and have entered into Joint Development Agreement **ANK-1-09855-2021-22 , CD No : ANKD1237** dated **04-03-2022** in the office Sub-Registrar, **BASAVANAGUDI , ATTIBELE, (ANEKAL)** with the Developer for the Development of the Said Land for formation of residential Layout. The copy of the Joint Development is annexed herewith as **Annexure "A"**.

2. I/We, the Land Owner, **Sri Smt.Dhanalakshmi, Sri. Prathish , Sri. D.Y. MuniSwamy** being the land owner ("Land Owners") hereby undertake to indemnify the allottees on the following:
 - a) In the event of any dispute related to the title of the property.
 - b) Transfer of land in contravention of the restriction imposed under Section 61 of the Karnataka Land Act and Rules Framed thereunder.
 - c) Alienation of land in contravention of Section 74 of the Karnataka Land Reforms Act 1961.



For R K DEVELOPERS

[Signature]
Partner

[Signature]
Dhanalakshmi

[Signature]
Sri. D.Y. MuniSwamy

[Signature]
Prathish

- d) Transfer of Lands in contravention of the provisions of the Karnataka Village Officers Abolition Act 1961.
 - e) Transfer of Lands in contravention of the provisions of the Karnataka Land Grant Rules Act 1969.
 - f) Transfer of land in contravening the provisions of Section 79-B of the Karnataka Land Reforms Act 1961 (Imposing prohibition of holding Agricultural Land by Certain persons No. RD 132 ERG 76 (P) dated 3.7.1985.
 - g) Registration does not involve violation of section 22A of the registration Act 1908.
 - h) Transfer of land during the period in which a notification published under sub-section (1) of Section 4 of the Land Acquisition Act, 1894 (Central Act 1 of 1894 is in force in respect of such Land).
 - i) Transfer of Land in respect of which a notification published under section 17 of the Bangalore Development Authority Act 1976 (Karnataka Act 12 of 1976) is in force.
 - j) Transfer of site during the subsistence of the Lease Cum Sale Agreement entered into by the allottee with the Bangalore Development Authority (Allotment of Sites Rules) 1984 (Sl. No. 9, 10, 11 and 12 issued as per Notification No. RD 132 ERG 76 Bangalore, dated 20th June 1988.
3. That Developer, being the 1st Deponent herein hereby specifically undertakes that, all the obligations and issues with respect to conferment of common amenities, common facilities to the Units fall to the share of both the Developer and the Land Owners in terms of the JDA and shall be dealt, provided, complied and resolved solely by the Developer.
 4. That the Developer and Land Owners have become jointly entitled to the Built-up area in terms of the Joint Development Agreement and our entitlements have been identified in the Supplementary/Sharing/Addendum Agreement, the copy of the Sharing Agreement is annexed herewith as **Annexure "B"**.
 5. We, the Developer and Land Owners jointly undertake that we shall be individually be liable and answerable to the Purchaser/s of the Unit/s pertaining to our shares and will indemnify the Purchaser/s in event of any breach of the terms and conditions of any Agreements. Deeds pertaining to the sale of Units and its ancillary obligations.
 6. That the Said Land is free from any encumbrances.
 7. That the time period within which the Project shall be completed by us is **30-06-2026**.
 8. The Developer hereby undertakes that, he shall open a separate bank account for deposit of seventy per cent (70%) of realisations from the Allottees for sale of his share independently, till completion of the Project development with agreed specification including in obtaining the occupancy/completion certificate for development of project.

For R K DEVELOPERS

[Signature]
Partner

[Signature]

[Signature]

[Signature]



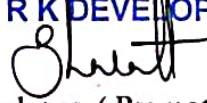
9. The Developer undertakes that, seventy per cent of the amounts realized by us for the real estate project from the Allottees, from time to time, shall be deposited in **Account Name : R K Developers-RERA Designated Account of 36 PARK AVENUE PHASE – II, account No: 17690200008224 Bank: FEDERAL BANK 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.
10. We further swear that the amount from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.
11. We swear that the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and character account in practices that the withdrawal is in proportion to the percentage of completion of the project.
12. That the Developer shall get the account 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 account and it shall be verified during the audit that the amount 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.
13. That we the Developer and Land Owners shall take all the pending approvals on time, for the competent authorities.
14. That we the Developer and Land Owners have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
15. That we the Developer and Land Owners shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.

Verification

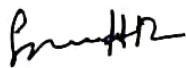
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bengaluru on this 8th day of Feb, 2025.

For R K DEVELOPERS


Developer (Promoter)
Partner
M/S. R.K. Developer,
Rep by Mr. M.C.K Bharath)


Land Owners
Sri. Dhanaalakshmi


Land Owners
Sri. Prathish.H.R ,


Land Owners
Sri. D.Y. Muniswamy



SWORN TO BEFORE ME


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