

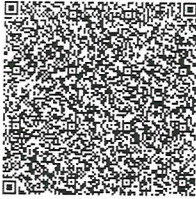


INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA99204459636197W
Certificate Issued Date : 19-Dec-2024 11:23 AM
Account Reference : NONACC (FI)/ kacrsfl08/ J P NAGAR6/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0836904155060871W
Purchased by : SAI PROPERTIES
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SAI PROPERTIES
Second Party : KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : SAI PROPERTIES
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM-B

[See rule (4) of the rule 3]

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of Sai Properties being promoter of the Project **PLATINUM LANDMARK/** duly represented by its Managing Partner and authorized Signatory **Mr. S Chandra Prakash** duly authorized by promoter Vide Partnership Deed dated 06-06-2012

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp app. 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.

Mr. S Chandra Prakash
23 DEC 2024



We **Mr. S Chandra Prakash**, Managing Partner and Authorized Signatory of the **Ms/ Sai Properties** do hereby solemnly declare, undertake and state as under:

1. That promoter have legal title to the land on which the development of the project is proposed or we have legal title to the land on which the development of the 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 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 us is **30/12/2027**
4. 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 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That we will take all the pending approvals on time from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

M. S. Chandra Prakash



23 DEC 2024

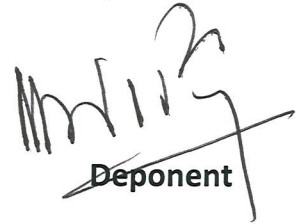
10. That we will not discriminate against any allottee at the time of allotment of units, on any grounds.

Deponent

Verification

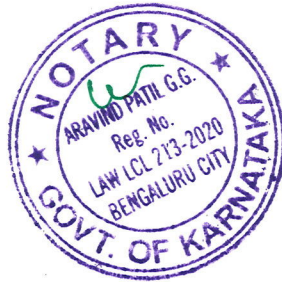
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bengaluru, Karnataka, India on this 23rd Dec 2024 Day of December, 2024


Deponent

Identified by me:
Advocate

No of corrections nil



SWORN TO BEFORE ME
Aravind Patil
ARAVIND PATIL, G.G. B.A., LL.B.
ADVOCATE & NOTARY
28, 12th Main, Near Old Sub Register Office
4th Block Jayanagar Bengaluru - 560 011

23 DEC 2024