

# Government of Karnataka

## e-Stamp

|                           |                                              |
|---------------------------|----------------------------------------------|
| Certificate No.           | : IN-KA54744688885224W                       |
| Certificate Issued Date   | : 29-Oct-2024 01:40 PM                       |
| Account Reference         | : NONACC (FI)/ kacrsf108/ K R PURAM12/ KA-SV |
| Unique Doc. Reference     | : SUBIN-KAKACRSF10852944502809334W           |
| Purchased by              | : VENKY KARTHICK GROUP                       |
| Description of Document   | : Article 4 Affidavit                        |
| Property Description      | : AFFIDAVIT                                  |
| Consideration Price (Rs.) | : 0<br>(Zero)                                |
| First Party               | : VENKY KARTHICK GROUP                       |
| Second Party              | : RERA KARNATAKA                             |
| Stamp Duty Paid By        | : VENKY KARTHICK GROUP                       |
| Stamp Duty Amount(Rs.)    | : 100<br>(One Hundred only)                  |



Please write or type below this line

**FORM 'B'**  
**[See Rule 3(4)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTERS OR ANY PERSON AUTHORIZED BY THE PROMOTERS**

For VENKYA KARTHIK GROUP

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at '[www.shcilestamp.com](http://www.shcilestamp.com)' or using e-Stamp Mobile App of Stock Holding Corporation of India Limited. 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.

[illegible]

## Affidavit cum Declaration

Affidavit cum Declaration of **Mr. K.CHENNAPPA NAIDU**, aged about 49 years, S/o Sri.K.Siddiah Naidu, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their authorization letter dated \_\_/\_\_/2024. Proposed Project '**VKK GRAND**' located at Property bearing **Converted Survey No.144/2, now assigned BBMP Katha No.116**, situated at **HORAMAVU AGARA VILLAGE**, K.R.Puram Hobli, earlier Bangalore South Taluk, Presently Bangalore East Taluk, Bangalore, totally measuring **1 Acre 15 Guntas**, (Converted vide the Order dated.11.06.2014 in Official Memorandum bearing No.ALN (KRBH) SR 03/2014-15, issued by the Deputy Commissioner, Bangalore District, Bangalore)

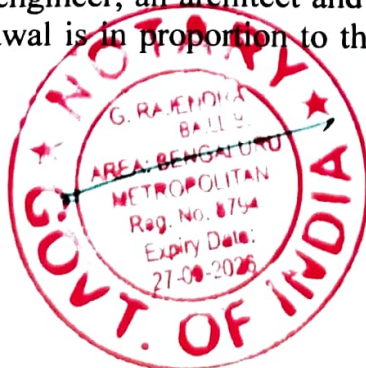
I, **Mr. K.CHENNAPPA NAIDU** promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

**M/s. VENKY KARTHICK GROUP, PAN:AAWFV0094R** has 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 promoters for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by promoter is **30/06/2026**.
3. That seventy per cent of the amount realized by 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.
4. 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.
5. That the amount 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.



For VENKY KARTHICK GROUP  
*K. Ch. [Signature]*  
Partner(s) / Authorized Signatory

6. That 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 amount collected for a particular project have been utilized for the project and the withdrawal has been following the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That promoter 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 VENKYA KARTHIK GROUP  
*K. Chandra Prasad*  
Partner(s) Deponent Signatory

### VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Bengaluru on this the 29<sup>th</sup> day of October 2024

For VENKYA KARTHIK GROUP  
*K. Chandra Prasad*  
Partner(s) Deponent Signatory



SWORN TO BEFORE ME  
*G. Rajendra*  
G. RAJENDRA, B.A.L.L.B.  
ADVOCATE & NOTARY  
Post Office Building, K. Narayanaswamy Road  
Kothanur, Bengaluru - 560 077