



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA70461102348721W
Certificate Issued Date : 19-Nov-2024 11:07 AM
Account Reference : NONACC (FI)/ kakscsa08/ KENGERI2/ KA-JY
Unique Doc. Reference : SUBIN-KAKAKSCSA0862728737439309W
Purchased by : GOOD EARTH ECO COMMUNITIES PVT LTD
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : GOOD EARTH ECO COMMUNITIES PVT LTD
Second Party : THE CHAIRMAN KARNATAKA RERA
Stamp Duty Paid By : GOOD EARTH ECO COMMUNITIES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, Parthasarathy Sampathkumar, Aadhar No. 7211 8416 5396, S/o Sampathkumar, aged about 64 years, Director of the Company, GOOD EARTH ECO COMMUNITIES PRIVATE LIMITED, having registered office at Nos.9,10 &11, 'Tarana', Good Earth Malhar, Sy Nos. 193, 226 & 227,

For Good Earth Eco Communities Pvt Ltd.

Parthasarathy
Authorized Signatory

Statutory Alert:

1. The authenticity of this stamp certificate should be verified at www.shikshapatri.com or using e-Stamping Wicket App of Stock Holding.
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.

Kambipura, Kengeri, Bangalore, 560074 and Promoter of the proposed project "GOOD EARTH CADENCE", situated in Sy Nos 39, 2302 & 231/2, Kambipura Village, Kengeri Hobli, Bangalore South Taluk - 560074, do hereby solemnly declare, undertake and state as under:

1. I have 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 on 31/12/2028.
4. That seventy percent of the amounts realized by me 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals in 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.
10. That I shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, 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 Bangalore on this the 3rd Day of December 2024.

For Good Earth Eco Communities Pvt. Ltd.


Authorized Signatory

DEPONENT/

SWORN TO BEFORE ME PROMOTER

Identified by me:

K88888

K.S. Krishnaiah

20/12/2024

Advocate



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RAVI, B.A., LL.B.,
ADVOCATE & NOTARY
No. 2663/3, 6th 'B' Main,
PC Layout, Vijayanagar,
Bangalore-560 040.

- 3 DEC 2024