



सत्यमेव जयते

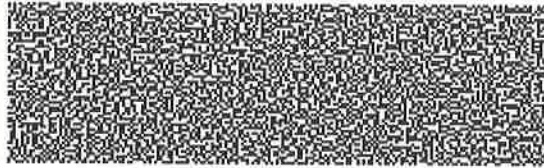
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No.	: IN-KA84372067585305W
Certificate Issued Date	: 03-Dec-2024 01:05 PM
Account Reference	: NONACC (FI)/ kacrsfl08/ NANDINI LAYOUT2/ KA-RJ
Unique Doc. Reference	: SUBIN-KAKACRSFL0808990259550024W
Purchased by	: MANA PROJECTS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MANA PROJECTS PVT LTD
Second Party	: ANY
Stamp Duty Paid By	: MANA PROJECTS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

FORM-B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s.MANA PROJECTS PRIVATE LIMITED for the Proposed Project MANA DALE SOUTH - 1, the Promoter of the Proposed Project, vide it's Board Resolution dated.01/04/2019;

For Mana Projects Pvt. Ltd.

Managing Director



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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, **Sri.D.KISHORE REDDY**, the Promoter of the Project do hereby solemnly declare, undertake and state as under:

1. That the Promoter 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 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 the Promoter is **31-12-2029**.
4. That seventy per cent of the amounts realized by the Promoter for the 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 the Promoter shall get its 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 the Project has been utilized for the said Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

For Mana Projects Pvt. Ltd.


Managing Director



8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the RERA rules and regulations made under the RERA Act.
10. That the Promoter shall not discriminate against any Allottee at the time of allotment of any Apartment or building, as the case may be, on any grounds.

For Mana Projects Pvt. Ltd


Managing Director
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 on the 3rd Day of December, Two Thousand and Twenty-Four at Bengaluru.

For Mana Projects Pvt. Ltd,


Managing Director
DEPONENT



SWORN TO BEFORE ME
1340
B.M. CHANDRASHEKAR
Advocate & Notary Public
47, B.D.A. Complex, Koramangala
BANGALORE - 560 034.

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