



सत्यमेव जयते

IN-KA09489060182W

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA09489060182W
Certificate Issued Date : 31-Dec-2024 12:45 PM
Account Reference : NONACC (FI)/ kacrsf08/ SHESHDRIPURAM2/ KA-GN
Unique Doc. Reference : SUBIN-KAKACRSFL0856149908445625W
Purchased by : KUMAR PROPERTIES PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : KUMAR PROPERTIES PRIVATE LIMITED
Second Party : KARNATAKA RERA
Stamp Duty Paid By : KUMAR PROPERTIES PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM-B

[See Sub-rule (4) of rule 3]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. **KUMAR PROPERTIES PVT LTD** promoter of the proposed project:

I, **Mr. Umang Badjatya**, C/o Late Mr. Kailash Chandra Barjatya, aged about: 48 years, residing at Flat No.1002, 10th Floor, Kumar Kino Platinum, No.214, Near Hoyasala Hotel, SC Road, Seshadripuram, Bangalore-560020, Authorized Signatory of M/s. **KUMAR PROPERTIES PVT LTD**, a Company incorporated under the Companies Act, 1956, having it's registered office at

For Kumar Properties Pvt. Ltd

(Signature)
 Authorized Signatory

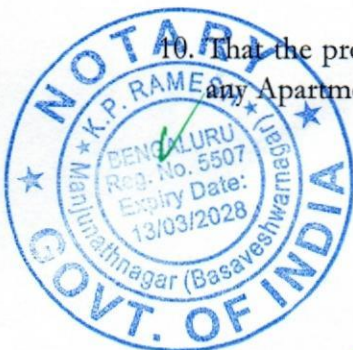
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using a QR code scanner app on a mobile phone. 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.

NO OF CORRECTIONS

#23/3, Crescent Road, High Ground, Opp to Taj West End Hotel Back Entry Gate 560001, Promoter of the proposed project "**Kumar Plumeria**", located at Sy. Nos. 179, total land measuring **3.18 acres**, situated at Bagalur Village, Jala Hobli, Yelahanka, Bengaluru -562149, do hereby solemnly declare, undertake and state as under:

1. That the Land Owner 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 us **31-12-2028**
4. That seventy per cent of the amount realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in the designated bank account to be maintained in a Schedule bank (Account Name: KPPL RERA Designated Kumar Plumeria Acct, Account No.:57500001668189, IFSC Code: HDFC0002829, Bank: HDFC bank Ltd, Branch: Race Course Road Bangalore) 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on 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 the promoter shall not discriminate against any allottee at the time of allotment of any Apartment, on any grounds.

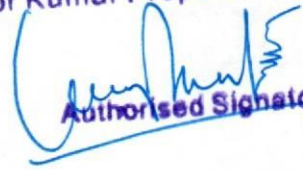


NO OF CORRECTIONS, *nd*

For Kumar Properties Pvt. Ltd

[Signature]
Authorised Signatory

For Kumar Properties Pvt. Ltd


Authorised Signatory

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 on this 31st day of December, 2024.

For Kumar Properties Pvt. Ltd


Authorised Signatory

DEPONENT



SWORN TO BEFORE ME



K. P. RAMESH B.A.L.L.B.,
ADVOCATE & NOTARY
GOVT. OF INDIA
No. 798, 9th Main, 3rd Stage, 3rd Block,
Basaveshwaranagar, Bengaluru - 560 079.

31 DEC 2024

NO OF CORRECTIONS 