



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA83683924598935W
Certificate Issued Date : 02-Dec-2024 04:01 PM
Account Reference : NONACC (BK)/ kakscub08/ CHAMRAJPET 1/ KA-BV
Unique Doc. Reference : SUBIN-KAKAKSCUB0807675634528357W
Purchased by : K RERA
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : K RERA
Second Party : MAMTHA DREAM WORKS PRIVATE LIMITED
Stamp Duty Paid By : K RERA
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते



THE HOTEL INDUSTRIALISTS
CO-OPERATIVE BANK LTD.,



Please write or type below this line

FORM 'B'
[See rule 3(4)]

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

For Mamtha Dream Works Pvt Ltd

(Signature)
Director
K. Mamtha
For Mamtha Dream Works Pvt Ltd

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
- 2 Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 3 The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy, the user should inform the Competent Authority.

Director

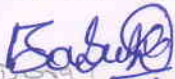
Affidavit cum Declaration

Affidavit cum Declaration of **M/S. MAMTHA DREAM WORKS PVT. LTD.**, promoter of the proposed project "**MAMTHA PARADISE**" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02/12/2024;

I/WE, MR. DORABABU KAMPALLI, AND MRS. MAMTHA KAMPALLI, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That WE / promoter have / has 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/promoter is 30/06/2027.
4. That seventy per cent of the amounts realised by me/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.
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 / 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 WE / promoter shall take all the pending approvals on time, from the competent authorities.
9. That WE/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

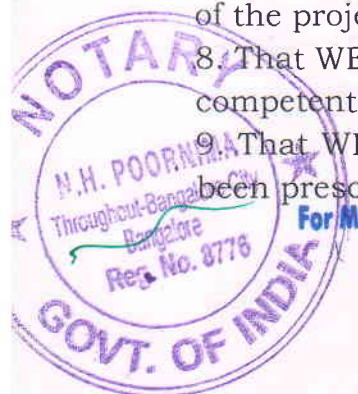
For Mamtha Dream Works Pvt Ltd



Director For Mamtha Dream Works Pvt Ltd



Director



10. That WE/ 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 Mamtha Dream Works Pvt Ltd

[Signature]

Director

For Mamtha Dream Works Pvt Ltd

K. Mansha
Deponent
Director

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 02nd day of DECEMBER 2024.

For Mamtha Dream Works Pvt Ltd

[Signature]

Director

For Mamtha Dream Works Pvt Ltd

K. Mansha
Deponent
Director



ATTESTED BY ME

[Signature]
N.H. POORNIMA.

B.Com., DCP., BAL., LL.B.,

ADVOCATE AND NOTARY
GOVT OF INDIA

No.72, "Mayura Nivas", 4th Main,
3rd Cross, Chamarajpet,
BANGALORE-560 018.

4 JAN 2025

Affixing Notary Stamp
abolished by Govt. of Karnataka
with effect from 1-4-2003

NOTARY