



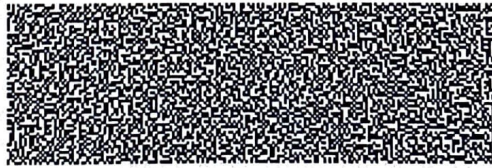
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA77736116623896W
Certificate Issued Date : 26-Nov-2024 03:30 PM
Account Reference : NONACC (FI)/ kacrsf108/ UDUPI/ KA-UD
Unique Doc. Reference : SUBIN-KAKACRSFL0896532835411322W
Purchased by : INTECH DEVELOPERS
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : INTECH DEVELOPERS
Second Party : N A
Stamp Duty Paid By : INTECH DEVELOPERS
Stamp Duty Amount(Rs.) : 100
 (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 PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

I, Mr. Shamim Abdul Gafoor, designated managing partner of Intech Developers, a partnership firm having its registered office at D.No.1-156A, 4th VM Nagar, Kunjibettu Post, Udupi -576102 promoter of the proposed project "PLATINUM BY INTECH DEVELOPERS" hereby solemnly affirm and state on oath as follows:

SIGNED BEFORE ME

Statutory alert

1. The authenticity of the e-Stamp can be verified on the website www.shilestamp.com/ or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd. Any discrepancy in the e-Stamp or its details on the website / Mobile App renders it invalid.
 2. The e-Stamp is on the user's of the certificate.
 3. In case of any discrepancy, please inform the Competent Authority.

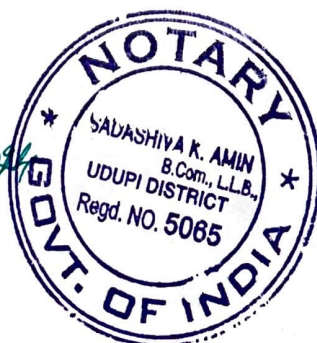
NOTARY PUBLIC
UDUPI
Office of Corrections
Only

For INTECH DEVELOPERS
Partner

we, Intech Developers Promoter of the proposed project Mr. Shamim Abdul Gafoor duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, We, Intech Developers have a legal title to the land on which the development of the project is proposed 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 /Promoter is 31.12.2029.
4. That, seventy per cent of the amounts 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.
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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project

SIGNED BEFORE ME
[Signature]
NOTARY
UDUPI 26/4/2024



For INTECH DEVELOPERS

[Signature]
Partner

No. Of Corrections Only

8. That, promoter shall take all the pending approvals on time from the competent authorities.
9. That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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 INTECH DEVELOPERS

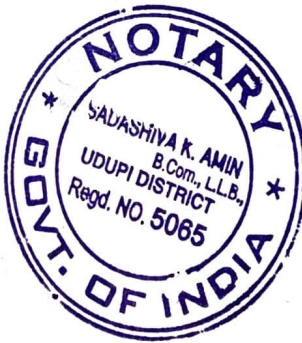
Deponent

Verification

We, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 27th day of November 2024.

For INTECH DEVELOPERS

Partner



For INTECH DEVELOPERS

Partner

Deponent

SIGNED BEFORE ME

NOTARY
UDUPI

NOTARY Reg. No. 131
Book No. 1-1001/24
Date: 26/11/2024

No. Of Corrections... Nil

SADASHIVA K. AMIN

B.Com., LL.B.

ADVOCATE & NOTARY

"Panduranga Tower", Diana Circle,
Court Road, UDUPI-576101, Udupi T. & Dist

Mob: 9844987697