



Government of Karnataka

Certificate No.	: IN-KA31656557765660U
Certificate Issued Date	: 28-Dec-2022 11:43 AM
Account Reference	: NONACC (BK)/ kakscub08/ BANGALORE4/ KA-BV
Unique Doc. Reference	: SUBIN-KAKAKSCUB0860355749988970U
Purchased by	: ADARSH DEVELOPERS
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ADARSH DEVELOPERS
Second Party	: N A
Stamp Duty Paid By	: ADARSH DEVELOPERS
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



I, **B. M. Karunesh**, S/o. late B.M. Madaiah, aged about 56 years, one of the Partner of **M/s. Adarsh Developers**, a registered Partnership Firm, having its office at No.2/4, Adarsh Group,



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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.

3rd and 4th Floor, Langford Gardens, Richmond Town, Bengaluru-560025, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I/We hereby state that, (1) Smt. Rajamma, aged about 79 years, W/o late Sri. M. Narayanadas, (2) Sri. M.N. Dharmavratha, aged about 60 years, S/o late Sri. M. Narayanadas, (3) Sri. M.N. Priya Datta, aged about 58 years, S/o late Sri. M. Narayanadas, (4) Sri. M.N. Sharanarathi, aged about 54 years, S/o late Sri. M. Narayanadas, (5) Sri. M.N. Paranjyothi, aged about 53 years, S/o late Sri. M. Narayanadas, (6) Smt. Gayathri Dharshinee, aged about 59 years, D/o late Sri. M. Narayanadas, (7) Smt. M.N. Tejaswini, aged about 56 years, D/o late Sri. M. Narayanadas, (8) Smt. M.N. Divya Dharshinee, aged about 48 years, D/o late Sri. M. Narayandas, (9) Dr. Ashok Gurudas, aged about 65 years, S/o late Dr. M. Gurudas, (10) Smt. Maitri N Gowda, aged about 70 years, D/o late Dr. M. Gurudas, (11) Smt. Sucharitha, aged about 67 years, D/o late Dr. M. Gurudas, (12) Smt. Charumathi, aged about 61 years, D/o late Dr. M. Gurudas, (13) Sri. B. Nirgunarthy, aged about 75 years, S/o late Sri. Bramhananda, (14) Smt. Manjula Nirgunarthy, aged about 69 years, W/o Sri. B. Nirgunarthy, (15) Smt. Smitha Nirgunarthy, aged about 46 years, D/o Sri. B. Nirgunarthy, (16) Sri. Amith Nirgunarthy, aged about 43 years, S/o Sri. B. Nirgunarthy, (17) Sri. B. Shivarthy, aged about 73 years, S/o late Sri. Bramhananda, (18) Smt. Krupa Shivarthy, aged about 67 years, W/o Sri. B. Shivarthy, (19) Sri. Bhargava Shivarthy, aged about 40 years, S/o Sri. B. Shivarthy and (20) Sri. Sahadeva B Shivarthy, aged about 38 years, S/o Sri. B. Shivarthy, have an absolute legal title to the land bearing Survey Nos.32/1, 32/3 and 32/4 (old No.32), measuring to an extent of 5 Acres 35 Guntas or 23,775.08 Sq. Mtrs., presently bearing Bruhath Bangalore Mahanagara Palike (BBMP) Katha No.1398,32/1,32/3,32/4, Ward No.187, Puttenahalli Division, situated at Puttenahalli, Uttarahalli Hobli, Bangalore South Taluk, Bangalore Urban District and duly converted from agricultural to non-agricultural residential purpose vide Conversion Order No.ALN:{S.U.}SR:/04/2014-15, vide Conversion Order No.ALN:{S.U.}SR:/05/2014-15 and vide Conversion Order No.ALN:{S.U.}SR:/06/2014-15, all dated 23.06.2014, issued by the Deputy Commissioner, Bangalore, on which the development of the proposed project "ADARSH LAKE RESERVA -PHASE-I" is being carried out by M/s. Adarsh Developers and a legally valid authenticated title of such land along with the copies of the registered Joint Development Agreements in the name of Promoter of the aforesaid real estate project is enclosed herewith.
2. That the Said land is free from all encumbrances.
3. I/We hereby state that, the time period within which the project i.e., "ADARSH LAKE RESERVA -PHASE-I" shall be completed by the promoter on 31st December 2027.
4. I/We hereby state that, the Land Owners and the Promoter have become jointly entitled to the proportionate share 30:70 in terms of the JDA and entitlements have been identified in the Sharing and Supplementary Agreement.
5. I/We hereby state that, seventy percent of the amounts realized by the 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.
6. I/We hereby state 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.



7. I/We hereby state 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.
8. I/We hereby state that, the accounts shall be 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.
9. I/We hereby state that, we shall take all the pending approvals on time, from the competent authorities.
10. I/We hereby state that, we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. I/We hereby state that, we 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.

VERIFICATION

The contents of the Affidavit cum Declaration are true and correct to the best of my knowledge, information and belief and nothing material has been concealed by me there from.

Bengaluru
Date: 28.12.2022

Identified me

Advocate

DEPONENT



SWORN TO BEFORE ME
K.C. CHOWDE GOWDA, B.A., LL.B.,
Advocate & Notary, Govt. of India
Chambers No. 19, 2nd Floor
4th Cross, R.K. Puram, S.C. Road Cross
(Opp. to movie land Theatre)
BANGALORE - 560 009.

Govt. of Karnataka Notary
Stamp Not Issued
Hence Not Affixed Stamps