



सत्यमेव जयते

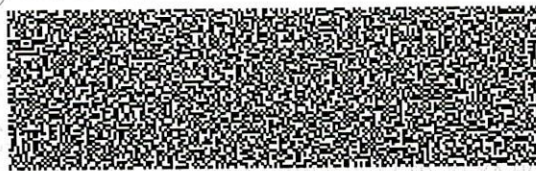
INDIA NON JUDICIAL

**Government of Karnataka**

Rs. 100

**e-Stamp**

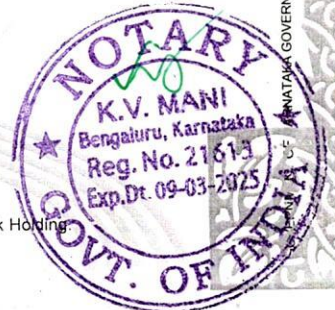
**Certificate No.** : IN-KA20139782722957X  
**Certificate Issued Date** : 10-Jan-2025 04:01 PM  
**Account Reference** : NONACC (FI)/ kacrsf108/ KORAMANGALA5/ KA-JY  
**Unique Doc. Reference** : SUBIN-KAKACRSFL0875895378510932X  
**Purchased by** : KEYA HOMES PVT LTD  
**Description of Document** : Article 4 Affidavit  
**Property Description** : AFFIDAVIT CUM DECLARATION  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : KEYA HOMES PVT LTD  
**Second Party** : NA  
**Stamp Duty Paid By** : KEYA HOMES PVT LTD  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)



Please write or type below this line

**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 Corporation of India. 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.



**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**

Affidavit-cum-Declaration of Mr. Dinesh Kejriwal Promoter of the proposed project "THE URBAN FOREST" by Keya Homes Private Limited ("The firm")

I, Dinesh Kejriwal Promoter of "KEYA HOMES PRIVATE LIMITED" do hereby solemnly declare, undertake and state as under:

1. That, M/s Golden Meadows Developers have legal title to the land on which the development of the project is proposed

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 firm would be 3 years 11 months(31 december 2028)

4. That, seventy per cent of the amounts realized 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.

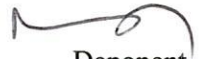
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, the firm 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.

8. That, the firm shall take all the pending approvals on time from the competent authorities.

9. That, the firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, the firm 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.

  
Deponent

**Verification**

I, 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 ..... day of.....

SWORN TO BEFORE ME



**K.V. MANI, B.A., LL.B.**  
**ADVOCATE & NOTARY**  
GOVT. OF INDIA, Reg. No.: 21613  
No. 23/1, Hosur Main Road,  
Adugodi, Bengaluru-560 030

Deponent

