

### **INDIA NON JUDICIAL**

# **Government of Karnataka**

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Certificate Issued Date PROJEC

Account Reference

Unique Doc. Reference

of Purchased by Modern

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.) ODERN PROJECTS MODERN PRO IN-KA58251880569835X

HCIL SHOLL SHOLL

13-Jun-2025 05:14 PM

NONACC (FI)/ kagcsl08/ SARJAPUR/ KA-GN

: (SUBIN-KAKAGCSL0836641794225371X)

**MODERN PROJECTS** 

Article 4 Affidavit

**AFFIDAVIT** 

: 0

(Zero)

: MODERN PROJECTS

: THE CHAIRMAN KRERA

: MODERN PROJECTS

(One Hundred only)





MODERN PROJECTS MODERN PROJECTS MODERN PROJE Please write por MeBw this line

# **AFFIDAVIT CUM DECLARATION**

I, Shravanth P S/o Pilla Reddy, Aged about 40 years, Partner of the Company Modern Projects, Having its registered Office No.502, 5th floor, Sakti Statesman, Green Glen Layout, Sarjapura Outer Ring Road, Bellandur, Bangalore-560103 and Promoter of the Proposed project NEON being developed at Sy No.87/3, 87/4, Mahal Chowdadenahalli Village, Sarjapura Hobli, Anekal Taluka Bangalore Urban District 562125, do hereby solemnly declare, undertake and state as under:

For MODERN PROJECTS

Page 1 of 3



- 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.
   The onus of checking the legitimacy is on the users of the certificate.
- 3. In case of any discrepancy please inform the Competent Authority.

- I have a legal title to the land on which the development of the project is proposed.
- 2. That the said land is mortgaged on 27.05.2025 to Bajaj Housing Finance Limited.
- That the time period within which the project shall be completed by me on or before 31<sup>st</sup> December 2030.
- 4. That seventy percent of the amounts realized by me 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.
- That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 whalf take all the pending approvals in time, from the competent

thorities.

For MODERN PROJECTS

Page 2 of 3

- 9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That I 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.

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## **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 13th day of June, 2025.

K MURALIDHARAN
M.COM, DMUS, DBM, DCA, LLB
ADVOCATE & NOTARY
#340,14th Cross,G.K.Layout
Hosa Road,BANGALORE-100

**DEPONENT** 

For MODERN PROJECTS