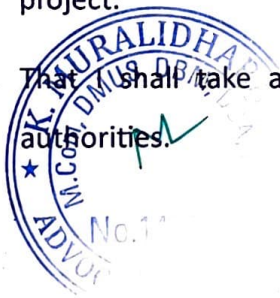


1. I have a legal title to the land on which the development of the project is proposed.
2. That the said land is mortgaged on 27.05.2025 to Bajaj Housing Finance Limited.
3. That the time period within which the project shall be completed by me on or before 31st December 2030.
4. That seventy percent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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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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.




13-06-2025
K MURALIDHARAN
M.COM, DMUS, DBM, DCA, LLB
ADVOCATE & NOTARY
#340, 14th Cross, G.K. Layout
Hosa Road, BANGALORE-100

DEPONENT
For MODERN PROJECTS


Partner