

FORM B

AFFIDAVIT CUM DECLARATION

I, **Mr. R.M . ESHWAR NAIDU S/o. Late R. Munaswamy Naidu**, Aged about 53 years, Partner of the Firm **Ranke Infra LLP** having registered office at No. 83/2, Sri Durga Aura, 1st Floor, 33rd A Cross Road, 4th Block, Jayangar, Bengaluru, Karnataka 560011 and Promoter of The Proposed Project GR SWARA Situated in Sy. No. 48(1) P, 49/2, 49/5 (old no 49/2), 49/6 (old no- 49/2), 49/7 (old no- 49/2) Choodasandra village, Sarjapur Hobli, Anekal Taluk, Bangalore.

Do hereby solemnly declare, undertake and state as under:

1. I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me on 27.02.2025
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That shall not discriminate against any allotted at the time of allotment of any apartment plot or building, as the case may be, on any grounds.

DEPONENT

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Bangalore on this 27th February 2025.



SWORN TO BEFORE ME

Aravind Patil
ARAVIND PATIL G.G. B.A., LL.B.
ADVOCATE & NOTARY
GOVT. OF KARNATAKA
#28, 12th Main, Near Old Sub Register Office
4th Block, Jayanagar, Bengaluru - 560 011

For **RANKE INFRA LLP**

Aravind Patil
DEPONENT
Partner

27 FEB 2025