



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No.

IN-KA18050615708259X

Certificate Issued Date

28-Apr-2025 03:34 PM

Account Reference

NONACC (FI)/ kakscsa08/ BANASWADI/ KA-SV

Unique Doc Reference

SUBIN-KAKAKSCSA0860673574575190X

Purchased by

PIONIER DEVELOPMENTS P LTD

Description of Document

Article 4 Affidavit

Property Description

AFFIDAVIT

Consideration Price (Rs.)

0
(Zero)

First Party

PIONIER DEVELOPMENTS P LTD

Second Party

NA

Stamp Duty Paid By

PIONIER DEVELOPMENTS P LTD

Stamp Duty Amount (Rs.)

100
(One Hundred only)

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Bangalore, Karnataka
Reg. No. 21613
Exp. Dt. 08-03-2030

Please write or type below this line

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

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. 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.

Affidavit cum Declaration

Affidavit cum Declaration of SRI. M. Y. NARENDRA BALAJI, Son of Sri. Mardur Ramachandra Yogiswaran, aged about 59 years, having office at # 48, i-Star Building, 2nd Floor, 100 Feet Road, Koramangala, Bangalore 560 34, promoter of the proposed project/duly Authorized by the promoter of the proposed project.

I/We, SRI. M. Y. NARENDRA BALAJI, Son of Sri. Mardur Ramachandra Yogiswaran, aged about 59 years, having office at # 48, i-Star Building, 2nd Floor, 100 Feet Road, Koramangala, Bangalore 560 34, promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We/promoter have/has a legal title to the land on which the development of the

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for the 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 me/ promoter is 31/12/2030.
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 accounts 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.



[Handwritten Signature]

7. That I/We/promoter 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/We/Promoter shall take all the pending approvals on time, from the competent Authorities.
9. That I/We/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That I/We/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on an grounds.

Deponents

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 on this day of June, Two Thousand and Twenty-Five.

Witness



SWORN TO BEFORE ME

K.V. Mani
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

(M. Y. NARENDRA BALAJI)
Deponents