



सत्यमेव जयते

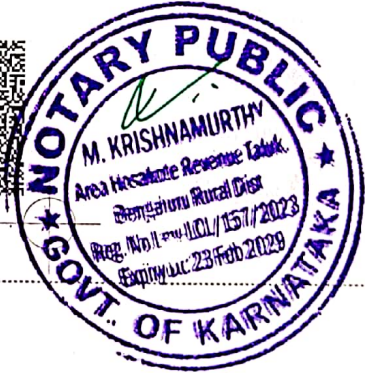
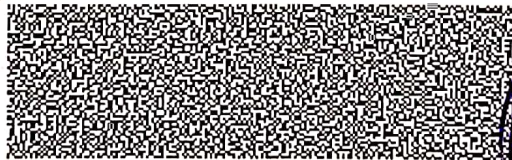
## INDIA NON JUDICIAL

### Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA30900824713996X  
 Certificate Issued Date : 14-May-2025 04:24 PM  
 Account Reference : CSCACC (GV)/ kacsceg07/ KA-BRANJ0752/ KA-BR  
 Unique Doc. Reference : SUBIN-KAKACSCEG0784910752408432X  
 Purchased by : VR VENTURES  
 Description of Document : Article 4 Affidavit  
 Property Description : AFFIDAVIT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : RERA KARNATAKA  
 Second Party : VR VENTURES  
 Stamp Duty Paid By : VR VENTURES  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line

### FORM 'B'

#### Affidavit cum Declaration

Affidavit cum Declaration of **M/s. V R VENTURES, a Partnership Firm** having its Registered office at No LIG 65D, Ground Floor, KHB Colony, Near Police Station, Hosakote, Bangalore – 562114 promoter of the proposed project **"VR MEGA TOWNSHIP"** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/05/2025;

#### Statutory Alert:

1. The authenticity of this Stamp and Certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details of the 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.

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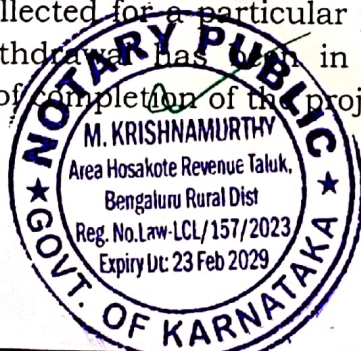




ಡೆ U/6:

We, **Mr. RAMESH NAIDU, S/o. Sri. Venkatappa** , aged about **54 years** **Managing Partners** (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 I / promoter have / has 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/promoter is **31/12/2027**.
4. That seventy per cent of the amounts realised 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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



*[Signature]*  
**NO. OF CORRECTIONS:** *[Handwritten]*  
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8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any Site/Plot as the case may be, on any grounds.

*[Signature]*

Deponent

**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 HOSKOTE on this 04<sup>th</sup> day of JUNE 2025.

*[Signature]*

*[Signature]*

Deponent

SWORN TO BEFORE ME

*[Signature]*  
14/6/25  
M. KRISHNAMURTHY B.Com.,LL.B.,  
ADVOCATE & NOTARY PUBLIC  
1st Floor, Venkamma Complex,  
Near Mhi Vidhana Soudha,  
HOSKOTE - 562 114



NO. OF CORRECTIONS