



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA95194775469986X
Certificate Issued Date : 29-Mar-2025 01:00 PM
Account Reference : NONACC (FI)/ kagcs108/ SARJAPUR/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0817409615139732X
Purchased by : MODERN PROJECTS
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : MODERN PROJECTS
Second Party : THE CHAIRMAN KRERA
Stamp Duty Paid By : MODERN PROJECTS
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

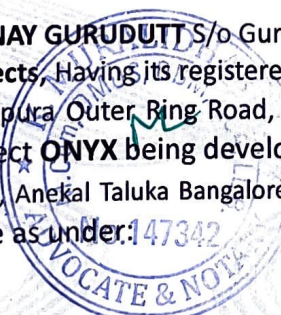


Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, **VINAY GURUDUTT** S/o Gurudutt T D, aged about 34 years, Partner of the Company **Modern Projects**, Having its registered Office at No.502, 5th Floor, Sakti Stateman, Green Glen Layout, Sarjapura Outer Ring Road, Bellandur, Bangalore-560103 and Promoter of the Proposed project **ONYX** being developed at no 180,181,182,183 and 185 of Mugalur Village, Sarjapura Hobli, Anekal Taluka Bangalore Urban District, do hereby solemnly declare, undertake and state as under: 147342



Page 1 of 3

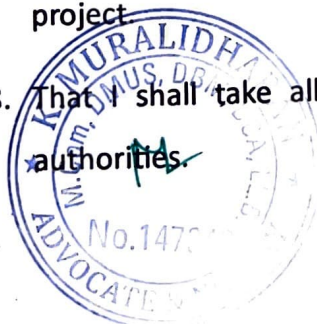
For MODERN PROJECTS

Partner

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.

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 or before **31st March 2031**.
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.



For MODERN PROJECTS


Partner

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 allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

DEPONENT
For MODERN PROJECTS

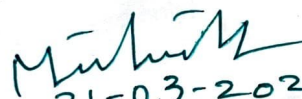

Partner

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 31st day of March, 2025.




31-03-2025
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