

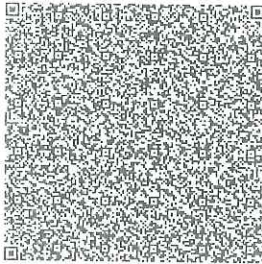


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA78402469324140P
Certificate Issued Date	: 29-Jul-2017 03:38 PM
Account Reference	: NONACC 007 kabacsl08/ BANGALORE/ KA-BA
Unique Doc. Reference	: SUBIN-KAKABACSL0807733834804423P
Purchased by	: AKARSH RESIDENCE PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AKARSH RESIDENCE PRIVATE LIMITED
Second Party	: NA
Stamp Duty Paid By	: AKARSH RESIDENCE PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Authorised Signatory
For The Bangalore Advocates'
Co-operative Society Ltd

-----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.e-stamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the website.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit cum Declaration

I, **B M Jayeshankar**, S/o Late B.M. Madaiah, aged about 61 years, Managing Director of M/s Akarsh Residence Private Limited, a Company incorporated under the provisions of Indian Companies Act, 1956, having its registered office at No.10, Vittal Mallya Road, Bangalore - 560 001, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Akarsh Residence Private Limited, a Company incorporated under the provisions of Indian Companies Act, 1956, having its registered office at No.10, Vittal Mallya Road, Bangalore - 560 001 have a legal title to the land bearing bearing Sy.No.94/4, measuring to an extent of 1Acre 3.09 Guntas, Sy.No.94/6, measuring to an extent of 2 Acres 9.87 Guntas, Sy.No.96/2, measuring to an extent of 6 Acres 29.44 Guntas, Sy.No.97 measuring to an extent of 2 Acres 29.86 Guntas, Sy.No.98/1A, measuring to an extent of 1 Acre 37 Guntas, Sy.No.98/1B measuring to an extent of 1 Acre 38 Guntas, Sy.No.98/2 measuring to an extent of 1 Acre 19.47 Guntas, Sy.No.99 measuring to an extent of 4 Acres 16.30 Guntas and Sy.No.100 measuring to an extent of 19 Guntas, all situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), totally measuring to an extent of 23 Acres 2.03 Guntas or 1004081.449 Sq.Ft., or 93282.22 Sq.Mtrs on which the development of the proposed project is being carried out AND a legally valid authenticated title of such land alongwith an authenticated copy of the agreement between such owners and promoters for development of the real estate project is enclosed herewith.
2. That the said lands has been mortgaged vide Mortgaged Deed dated 22.07.2016, with IDBI Trusteeship Services Ltd., on behalf of Piramal Finance Ltd., and Piramal Enterprises Ltd.
3. That the time period within which the project shall be completed by the promoter is July 2020.
4. That seventy per cent of the amounts realised by the 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 the accounts shall be 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have 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 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 therefrom.

Verified by me at Bangalore, on this 29th day of July 2017


Deponent



SWORN TO BEFORE ME


MANJULA JANGAM, M.A. LL.B
Advocate & Notary Public
Flat No. B00-1, 'B' Block,
Kengari Diamond Apartment
Kengari Road, Kengeri Upnagar,
BENGALURU- 560 060

GOVT. OF KARNATAKA
HAS DISCONTINUED THE
USE OF NOTRIL STAMPS W.E.F. 1-4-2003

NOTES

- Agreement for sale/ allotment/ Conveyance deed - Given that the formats for these documents have not been prescribed under the notified Karnataka RERA Rules ("Rules"), these documents have not been uploaded currently.
- End date – is considered as 'new delivery date'
- Architect, CA and Engineer Certificates – Given that no formats have been prescribed by the notified rules, we have considered the formats as necessary for disclosures required under the notified rules.
- Commencement certificate- We have attached sanction plans.
- Brochures - We are in process of revising our marketing brochures to align with the requirements of RERA rules (such as disclosure of carpet area etc) and would upload the same subsequently
- Given the limited guidance available on the recently notified rules, the Company has strived to provide the information/ documents to the extent possible and any additional information/ documents as needed may be furnished based on the request of the authorities.