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ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಉಜ್ಜಯಿ ವಿಭಾಗ.
ಗಾಂಧಿನಗರ. ಬೆಂಗಳೂರು-9

GOVT. OF KARNATAKA
FORM 'B'
DEPT. OF STAMP & REGISTRATION
[See Rule 3(4)]



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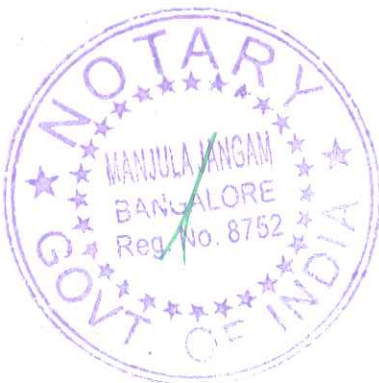
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

I, B M Jayeshankar, S/o Late B M Madaiah aged about 61 years, Managing Director of M/S. ADARSH NIVAAS PRIVATE LIMITED, a company registered under the Indian Companies Act 1956, having its Office at No.10, Vittal Mallya Road, Bangalore-560001, promoter of the proposed project, do hereby solemnly affirm and state on oath as follows;

I, B M Jayeshankar promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, Smt.Akkamma, K.H.Shivanna, Krishnamurthy, K.H.Govindappa, G.Manjunath, K.G.Vidyasagar, K.H.chikkanjinappa, K.C. Pratap, K.H.Gopalakrishna, representing himself and representing of his minor son namely master Hariprasad, G.Bharath, K.H.Chandrashekar, representing himself and representing his minor daughter Kumari Nandini, K.H.Devaraj, representing himself and representing his minor children Master Hemanth, B.Eregowda, Sanjeevamma, Vijayamma, Lakshmidevi, Saraswathi, Sriram, Gayathri, Padmamma, Munirathnamma, Munegowda, Mukunda, B.Anjinappa, Vikram and M/S. Adarsh Nivaas Private Limited, represented by its Managing Director B M Jayeshankar have a legal title to the lands bearing Sy.No.133 measuring to an extent of 4 Acres 02 Guntas, Sy.No.134 measuring to an extent of 5Acres, Sy.No.132/2 measuring to an extent of 2Acres 01Gunta, Sy.No.132/3 measuring to an extent of 2 Acres 01 Gunta, Sy.No.132/1 measuring to an extent of 1 Acre 01 Gunta, Sy.No.72/P10 measuring to an extent of 2Acres, Sy.No.137/1 measuring to an extent of 25 Guntas and Sy.No.137/2 measuring to an extent of 2 Acres 31 Guntas, totally measuring to an extent of 19 Acres 21 Guntas, all Situated at Huttanahalli Village, Jala Hobli, Bangalore North Taluk, on which the development of the proposed project is being carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



2. That the said land is mortgaged on 07.01.2015 with HDFC Limited.
3. That the time period within which the project shall be completed by me/promoter is November 2020.
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.
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 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

day of July 2017


Deponent



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

SWORN TO BEFORE ME

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

29/7/17

NOTES

- Agreement for sale/ allotment/ Conveyance deed - Given that the formats for these documents have not been prescribed under the notified Karnataka RERA Rules ("Karnataka Rules"), a draft of the agreement for sale and allotment letter is being provided and the same may be subject to change.
- End date in the Application form – is considered as 'new delivery date'
- Architect, CA and Engineer Certificates – Given that no formats have been prescribed by the Karnataka Rules, we have obtained these certificates from the respective professionals as they consider appropriate in light of the Karnataka Rules. These certificate may be subject to change based on formats being notified under the Karnataka Rules.
- Brochures - We are in process of revising our marketing brochures to align with the requirements of Karnataka Rules (such as disclosure of carpet area, registration no 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. In case any additional information/ documents or any modification to the application is required by the authorities, the Company shall be committed to pursue the same.

On account of size constraints, we are providing complete documents in a Compaq disc as partial details have been uploaded online.