



FORM-B

[See sub-rule (4) of rule 3]

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

Affidavit cum Declaration

Affidavit cum Declaration of 1) Mr. THENAMKUZHIYIL PETER Alias T.J.PETER, Son of Mr. Joseph Aged about 58 years, Residing at No.444, BCC No.13, 1st Cross, Thimma Reddy Lane, Airport Road, Murugeshapalya, HAL Post, Bangalore – 560 017, Represented by his Registered Power of Attorney Holder, AUGUST VENTURES PRIVATE LIMITED, A Company incorporated under the Companies Act, 1956, Having its registered office at No. 17/1, Campbell Road, Bangalore – 560 047, Represented by its Managing Director Mr. Biju P. John & 2) AUGUST VENTURES PRIVATE LIMITED, PAN: AAECA1689C, CIN: U26103KA2002PTC030196, A Private Limited Company Incorporated under the Companies Act, 1956, Having its registered office at No. 17/1, Campbell Road, Bangalore – 560 047, Represented by its Managing Director Mr. Biju P. John, promoter of the 'AUGUST GRAND' project;

I, Biju P. John – Managing Director of AUGUST VENTURES PRIVATE LIMITED, promoter of the 'AUGUST GRAND' project do hereby solemnly declare, undertake and state as under:

1. That Mr. THENAMKUZHIYIL PETER Alias T.J.PETER has a legal title to the land on which the development of the proposed project is to be 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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

a) Sale Deed has been executed in favour of Mr. Anand Srinivasan conveying 909 Sq.ft. (Nine Hundred Nine Square Feet) Undivided share, right, title, interest and ownership in the land in relation to Flat No. A-1001 in August Grand



for August Ventures Pvt. Ltd.

Managing Director

b) Agreement for Sale has been executed with allottees of Flat No. A-802, A-1101, B-703, B-1503, B-503, A-1401, B-1003, B-103, B-1103, B-1004 & A-501 agreeing to convey proportionate Undivided share, right, title, interest and ownership in the land, subject to fulfilment of terms and conditions of the Agreement for Sale & Agreement for Construction by the allottees.

3. That the time period within which the project shall be completed by promoter is 31.12.2018.

4. That seventy per cent of the amounts realised by 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.

However, as on date the amounts realised from the allottees are considerably lesser than the incurred cost of construction and the land cost. The Cost incurred is more than double the amount realised.

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.

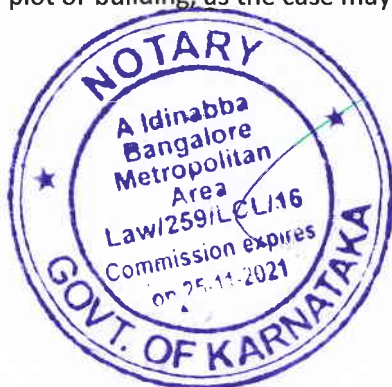
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That 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.



for August Ventures Pvt. Ltd.
Managing Director
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 **Twenty Seventh day of July Two Thousand Seventeen** (27.07.2017).

for August Ventures Pvt. Ltd.

Managing Director
Deponent

SWORN TO BEFORE ME

27 JUL 2017

A. IDINABBA, B.Sc., LL.B
ADVOCATE AND NOTARY
No. 2282/E, HAL 2nd Stage,
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