



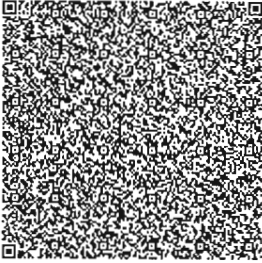
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA78159975510220P
Certificate Issued Date : 27-Jul-2017 04:07 PM
Account Reference : NONACC (FI)/ kaksfcl08/ SHESHDRIPURAM/ KA-BA
Unique Doc. Reference : SUBIN-KAKAKSFCL0805246924205468P
Purchased by : VINAYAKA BUILDERS AND DEVELOPERS
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : VINAYAKA BUILDERS AND DEVELOPERS
Second Party : NA
Stamp Duty Paid By : VINAYAKA BUILDERS AND DEVELOPERS
Stamp Duty Amount(Rs.) : 20
 (Twenty only)



For Shri. Athaji Vividoddesha Souharda
 Shakari Niyamitha Seshadripuram Bangalore

Authorised Signatories

-----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
 Affidavit cum Declaration

For Vinayaka Builders & Developers

 Partner

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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 certificate.

Affidavit cum Declaration of Mr. Mahesh Prabhu, Executive Director of M/s Century Real Estate Holdings Pvt Ltd, Majority Partner in M/s Vinayaka Builders and Developers, Promoter of the proposed project.

I, Mr. Mahesh Prabhu, Executive Director of M/s Century Real Estate Holdings Pvt Ltd, Majority Partner in M/s Vinayaka Builders and Developers, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Vinayaka Builders & Developers have a legal title to the land 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 free from all encumbrances except for the existing charge with ECL Finance.
3. That the time period within which the project shall be completed by promoter on or before December, 2018.
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 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 utilized 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 Vinayaka Builders & Developers

Deponent

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 27th day of July, 2018.

For Vinayaka Builders & Developers

Deponent

Partner