

Certificate No.

Certificate Issued Date

Account Reference

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**Description of Document** 

Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

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## INDIA NON JUDICIAL Government of Karnataka

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PARAG CONSTRUCTIONS AND DEVELOPERS

Article 4 Affidavit

**AFFIDAVIT** 

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(Zero) ·

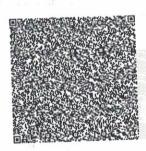
PARAG CONSTRUCTIONS AND DEVELOPERS

PARAG CONSTRUCTIONS AND DEVELOPERS

(Twenty only)

Cor Shri Aathaji Vividoddesha Souharu Sahakari Niyamitha Seshadripuram Bangalon.





Please write or type below this line-----

## Form B

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

Affidavit cum Declaration

TRUCTIONS & DEVELOPERS

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.

any discrepancy please inform the Competent Authority.

Affidavit cum Declaration of Mr. Sanith V Jannu - Partner in M/s Paraag Constructions & Developers, being Promoter of the proposed project.

I, Sanith V Jannu, Partner of M/s Paraag Constructions & Developers, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- M/s. Paraag Constructions & Developers have a legal title to the land on which the development of the proposed project 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
- That the said land is free from all encumbrances except for the existing charge with IDBI Trusteeship Services Limited.
- 3. That the time period within which the project shall be completed by promoter on or before June, 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
- 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 building, as the case may be, on any grounds.

FOR PARAGE CONSTRUCTIONS & DEVELOPERS

Partner

For PAKA

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 July, 2017.

FOFOR PARAMECONSTRUCTIONS. & DEVELOPERS

partner (s)