

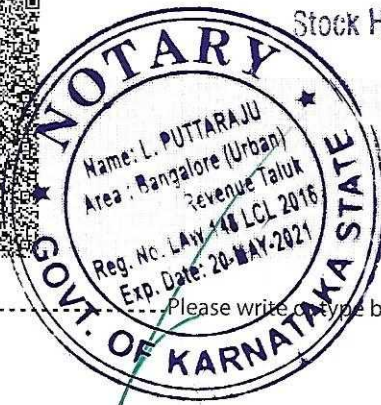
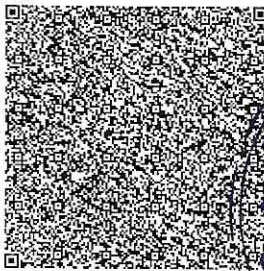


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No.	: IN-KA79649784584199P
Certificate Issued Date	: 31-Jul-2017 11:09 AM
Account Reference	: SHCIL (FI)/ ka-shcil/ JAYANAGAR/ KA-BA
Unique Doc. Reference	: SUBIN-KAKA-SHCIL08125441952571P
Purchased by	: RADIANT PROPERTIES
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RADIANT PROPERTIES
Second Party	: RERA
Stamp Duty Paid By	: RADIANT PROPERTIES
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Authorised Signatory
Stock Holding Corporation of India Limited

Please write or type below this line

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr.P.Sathya Shekar** promoter of the **Radiant Spencer Annex** project;

I, **Mr.P.Sathya Shekar** promoter of the **Radiant Spencer Annex** project do hereby solemnly declare, undertake and state as under:

RADIANT PROPERTIES

Partner

Statutory Alert:

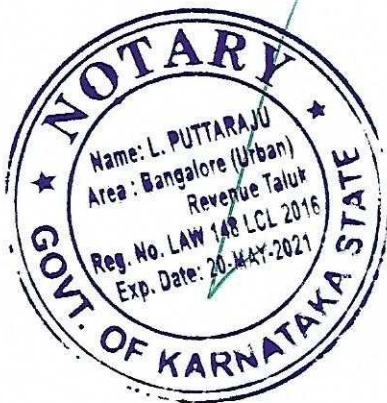
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

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.
3. That the time period within which the project shall be completed by me/promoter is **May 2019**.
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.



RADIANT PROPERTIES
[Signature]
Partner

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.

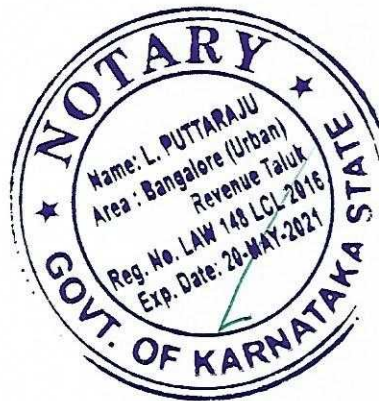
RADIANT PROPERTIES
[Signature]
Deponent
Partner

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 31st day of July, 2017.

RADIANT PROPERTIES
[Signature]
Deponent
Partner



SWORN TO BEFORE ME
31 JUL 2017
L. PUTTARAJU, B.A., LL.B.
ADVOCATE & NOTARY
Office : Shop No. 4, # 32, Aravinda Complex,
Kanakapura Main Road, Vivekananda Colony, J.P. Nagar (P)
(Near Banashankaramma, Sri Shanmohatma Swamy -
Temples, Banashankari Sub Register Office &
Metro Rail Pillar No. E.P.-44 near), BENGALURU-560 076

NOTARY STAMP NOT AFFIXED
DUE TO THE KARNATAKA GOVT. HA
DISCONTINUED THE NOTARY STA
FROM : 01-04-2003