



सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

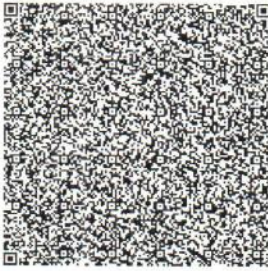
e-Stamp

Certificate No.	: IN-KA80666809948376P
Certificate Issued Date	: 01-Aug-2017 12:35 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ SHESHDRIPURAM/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0810273084779784P
Purchased by	: SHRIVISION HOMES PRIVATE LIMITED
Description of Document	: Article 47 Security Bond or Mortgage Deed
Description	: SECURITY BOND
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHRIVISION HOMES PRIVATE LIMITED
Second Party	: REAL ESTATE REGULATORY AUTHORITY BENGALURU
Stamp Duty Paid By	: SHRIVISION HOMES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 200 (Two Hundred only)

For Shri Mathaji Vividoddesha Souharda
Jahakari Niyamitha Seshadripuram Bangalore

(Signature)

Authorised Signatories



.....Please write or type below this line.....

This Stamp Paper forms part of Affidavit cum declaration dated 01st of August, 2017.



For Shrivision Homes Pvt. Ltd.

(Signature)
Authorised Signatory

Sanitary 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.

Affidavit cum Declaration

Affidavit cum Declaration of Mr. K.R.Ramesh, director acting on behalf of M/s. Shrivision Homes Private Limited ("**Promoter**"), duly authorized by the Promoter of the proposed project, *vide* its/his/their authorization dated 27.07.2017;

I, Mr. K.R.Ramesh, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the project is proposed
2. That there is a first charge by way of equitable mortgage by way of deposit of title deeds on the land on which the development of the project is proposed is created in favour of LIC Housing Finance Limited on 16.02.2017 registered as document no. VRT-1-04423-2016-17, Stored in CD no. VRTD330 at Office of Sub-Registrar, Shivajinagar (Vathur) and a second charge by way of Memorandum Recording Creation of Mortgage by Deposit of Title Deeds bearing document No. VRT-1-03811-2014-15, CD No. VRTD235 at Office of Sub-Registrar, Shivajinagar (Vathur) land on which the development of the project is proposed in favour of M/s. Vistra ITCL (India) Limited (Formerly known as IL&FS Trust Company Limited), for and on behalf of (a) M/s. ASK Real Estate Special Opportunity Fund and its trustees as ASK Trusteeship Services Private Limited acting through its Investment Manager, ASK Property Investment Advisors Private Limited, and (b) Shriram Properties Private Limited.
3. That the time period within which the project shall be completed by Promoter is 31.03.2019
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 utilized 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.



For Shrivision Homes Pvt. Ltd.


Authorised Signatory

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

10. That I 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 Shrivision Homes Pvt. Ltd.

(Signature)
Authorised Signatory

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 Bengaluru on this 01st day of August, 2017.

For Shrivision Homes Pvt. Ltd.

(Signature)
Authorised Signatory

Deponent



SWORN TO BEFORE ME

(Signature)
D.G. SHANTHAPPA
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
815, 13 th Cross
Mahalakshmi Layout
BANGALORE-560 086