



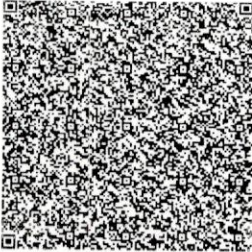
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA86277447166234P
Certificate Issued Date	: 10-Aug-2017 03:30 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ HSR LAYOUT/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0821579253982874P
Purchased by	: P K CHANDRASEKAR
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: P K CHANDRASEKAR
Second Party	: N A
Stamp Duty Paid By	: P K CHANDRASEKAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



No
The Pavagada Souharda
Multipurpose Co-operative Ltd. (R)
HSR Layout

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

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

For URBAN ESTATES

Signature

Authorized Signatory

Affidavit cum Declaration

Affidavit cum Declaration of Mr. P.K. Chandrashekar, Partner and Authorized Signatory of Urban Estate, having its office at No. 523, Ground Floor, 2nd Sector, 24th Main, HSR Layout Bangalore- 560102, promoter of the proposed project "Urban Ecospace".

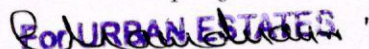
I, Mr. P.K. Chandrashekar, Authorised Signatory of INNER URBAN INFRAESTATE (P) LTD., having its office at No. 523, Ground Floor, 2nd Sector, 24th Main, HSR Layout Bangalore- 560102, Promoter of the proposed project "Urban Ecospace", do hereby solemnly declare, undertake and state as under:

1. That P.K. Chandrashekar and C Babu Reddy have 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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me / promoter is 31.3.2018.
4. That seventy per cent of the amounts realised by me 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.

 For URBAN ESTATE

Authorised Signatory

7. That I 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 shall take all the pending approvals on time, from the competent authorities.
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 URBAN ESTATES
Chandhan
Deponent
Authorised Signatory

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 10th day of August 2017.

For URBAN ESTATES
Chandhan
Authorised Signatory
Deponent