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KARNATAKA

**The Karnataka State Registration and Stamps Department  
Official's Multipurpose Co-Operative Society Ltd.**

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**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**

Affidavit cum Declaration of Mr./Ms. **URBANEST INFRA PROJECTS** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 04/09/2017;

I, **Mr.S.MEHABOOB BASHA** and **Mrs.S.SHAHEEN SULTHANA** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / have 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.

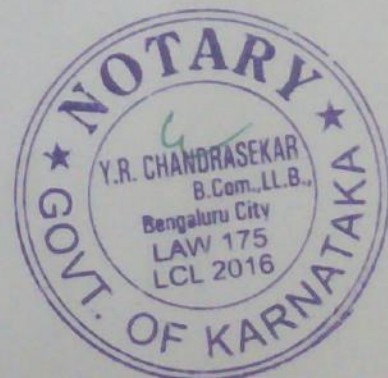
3. That the time period within which the project shall be completed by me/promoter is 18 months.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

*S. Mahabub Basha*  
*S. Shaheen Sulthana*



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.

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.

*S. Shaheen Suttthang*

*S. Mahabab B*

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

*S. Shaheen Suttthang*

*S. Mahabab B*

Verified by me at 4.10.2017

Deponent



SWORN TO BEFORE ME

*Y.R. Chandrasekar*  
Y.R. CHANDRASEKAR, B.Com., LL.B.,  
ADVOCATE & NOTARY  
No. 3, 2nd Main, 10th Cross,  
Kanakanagar, R.T. Nagar (Post),  
BANGALORE 560 032

04 OCT 2017