



सत्यमेव जयते

INDIA NON JUDICIAL

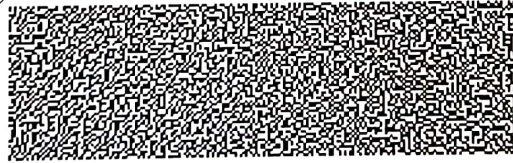
Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA53977162365090W
 Certificate Issued Date : 09-Jul-2024 12:25 PM
 Account Reference : NONACC (FI)/ kaksfcl08/ TUMKUR20/ KA-TU
 Unique Doc. Reference : SUBIN-KAKAKSFCL0862640825042670W
 Purchased by : ANANTHAM GRUHAM DEVELOPERS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : ANANTHAM GRUHAM DEVELOPERS PVT LTD
 Second Party : NA
 Stamp Duty Paid By : ANANTHAM GRUHAM DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

For TUMAKURU SRI RAMANUJA PATTINIA
 SOUHARDA SAHAKARI SANGHA MIYAMATHA
 [Signature]
 Authorized Signatory



Please write or type below this line

FORM-B

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

Affidavit cum Declaration of M/s"ANANTHAM GRUHAM DEVELOPERS
 PRIVATE LIMITED" No.369, 7th A Main, Health Layout, Sriganthadakaval,

For Anantham Gruham Developers Pvt. Ltd.,

[Signature]
 Managing Director

Statutory Alert:

1. The authenticity of this Stamp is to be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details of this Certificate and its availability on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Scanned with OKEN Scanner

Bangalore – 560091 being the Promoter of the proposed project VISTARA 1, duly represented by its promoter Mr. Ashok M KS/o Kadaiah and Mr. Ravindra R. S/o K N Rajanna

I, Mr. Ravindra R. S/o K N Rajanna is Authorized Signatory of the M/s ANANTHAM GRUHAM DEVELOPERS PRIVATE LIMITED hereby solemnly declare, undertake and state as under:

- 1 That I have legal title to the land bearing Survey No 32/5 and 34/1 of Byregowdanahalli village and Sy no 6/1 and 6/2 of Mantanakurchi Village, total measuring 60,804 square meter situated at Dasanapura Hobli, Nelamangala, Bangalore North Taluk, Bangalore Urban District - 562162 on which the development of the proposed project is being carried out and a legally valid authentication of title of such land, bearing document no with respectively Sy No. 32/5 and 34/1 ie Doc no is LAG-1-05415-2023-24 Dtd : 16/11/2023 at Office of Sub-Registrar Laggere, Sy no 6/1 Doc no : NMG-1-06012-2023-24 Dtd : 16/08/2023 and 6/2, Doc No : NMG-1-06011-2023-24 Dtd : 16/08/2023 at Office of Sub-Registrar Nelamangala.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 31/12/2027.
4. That seventy per cent of the amounts realized by us for the real estate project from the allottees, from time to time, shall be deposited in the separate bank 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 in

Name of the Account Holder: ANANTHAM GRUHAM DEVELOPERS PVT LTD
RERA DESIGNATED ACCOUNT FOR VISTARA 1 (70%)

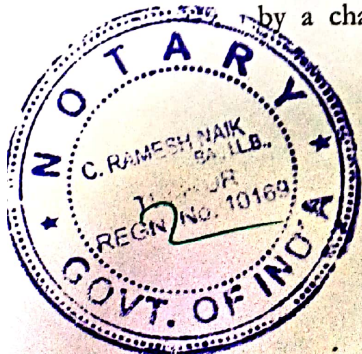
Account Number: 923020071934589

Bank Name: AXIS BANK

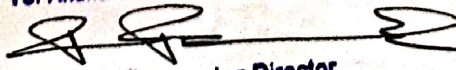
IFSC Code: UTIB0003267

Branch Name: NAGARABHAVI 2nd STAGE, OUTER RING ROAD

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 we will 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



For Anantham Gruham Developers Pvt. Ltd.,


Managing Director

NO. OF CORRECTIONS



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 we will take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we will not discriminate against any allottee at the time of allotment of apartment, on any grounds.

For Anantham Gruham Developers Pvt. Ltd.,


Managing Director

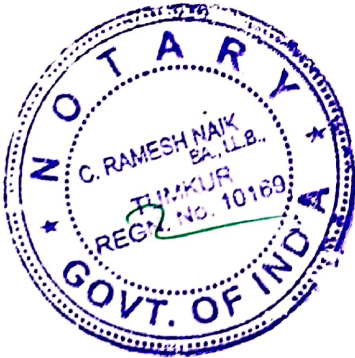
Deponent

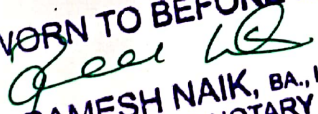
Verification

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 08 day of JULY, 2024.

Deponent



SWORN TO BEFORE ME

C. RAMESH NAIK, BA., LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA
Maruthi Nilaya, 2nd Main, 6th Cross
Vijayanagara, Tumkur - 572 102
Karnataka

NO. OF CORRECTIONS


20 NOV 2024