



INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA22028925558079X
Certificate Issued Date : 20-Aug-2025 11:38 AM
Account Reference : SELFPRINT (PU)/ ka-self/ JC ROAD/ KA-BV
Unique Doc. Reference : SUBIN-KAKA-SELF58464386694835X
Purchased by : AJAY S MAKAM
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : CENTURY DWELLINGS PRIVATE LIMITED
Second Party : RERA KARNATAKA
Stamp Duty Paid By : CENTURY DWELLINGS PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



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SELF PRINTED CERTIFICATE
TO BE VERIFIED BY THE RECIPIENT

Please write or type below this line

AFFIDAVIT
FORM B

X *Handwritten signature*



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Mahesh Prabhu S/o Mr. Sudarshan Prabhu, Authorised Representative of Century Dwellings Private Limited (CIN: U68200KA2024PTC184214), Promoter of the proposed project, vide their authorization dated August 19, 2025.

I, Mr. Mahesh Prabhu S/o Mr. Sudarshan Prabhu, Authorised Representative of Century Dwellings Private Limited, promoter of the proposed project 'Century OneWorld Seraya Phase 2' under do hereby solemnly declare, undertake and state as under:

1. That Century Dwellings Pvt Ltd has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is August 31, 2029.
4. That seventy per cent of the amounts realized by the 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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any plot on any grounds.


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 Bangalore on this 20th day of August, 2025.




Deponent


H. S
Advocate
No. 917
and Cross, 14th Cross, 1st Extension
Bangalore-560091