

Sub Registrar,
Bengaluru, Bangalore

GOVT. OF KARNATAKA
DEPT. OF STAMP & REGISTRATION

22369
151670
भारत
कनारक
DEC 03 2018
12:14
INDIA R.0000020 PB6948
STAMP DUTY KARNATAKA

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. H.T. Shankar**, Director for and on behalf of Master Ventures Private Limited, (Hereinafter referred to as the Promoter) duly authorized by the Promoter of the proposed project, vide their authorization dated 6th April, 2015;

I, **Mr. H.T. Shankar**, Director, Master Ventures Private Limited, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed

AND

Master Ventures Pvt Ltd has 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 land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 30th March, 2022.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 apartment, plot or building, as the case may be, on any grounds.

For and on behalf of the Promoter
FOR MASTER VENTURES PVT. LTD.


Director

Deponent

Verification

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

Verified by me at Bangalore on this 03rd day of December 2018.

FOR MASTER VENTURES PVT. LTD.


Director

Deponent