

Sub-Registrar
Bommanahalli.

FORM 'B'

[See sub rule (4) of rule 3]

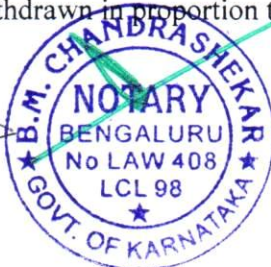
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

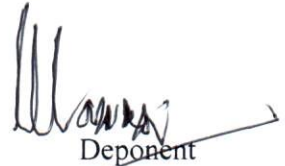
Affidavit cum Declaration of Lt. Gen Mathew Mammen (Retd), PVSM, AVSM, VSM (Bar) duly authorized by the Sobha Limited "Promoter" of Sobha Dream Gardens Phase 1 - Wing 8 and 9, the proposed "Project" vide its authorization dated Oct 1, 2018

I, Lt. Gen Mathew Mammen (Retd), PVSM, AVSM, VSM (Bar) 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.
2. That the said land is free from all encumbrances / litigations, save and except the following:
 - a) W.P.No.42748/2018 filed by Sobha Limited against State of Karnataka and others before the High court of Karnataka challenging demand for Ground Rent by BBMP.
3. That the time period within which the project shall be completed by the Promoter is Feb 29, 2024.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.


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 01st day of October, 2018.



(SRI LAKSHMI NIS)

Advocate

KAR 1381/2009


Deponent



SWORN TO BEFORE ME

B.M. CHANDRASHEKAR
Advocate & Notary Public
B.D.A. Complex, Koramangala
BANGALORE - 560 034
Mob 9448104253