



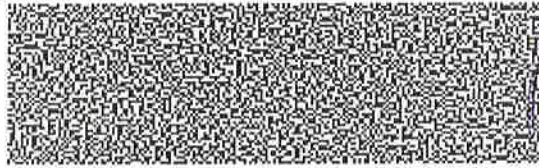
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA78610633827291W  
Certificate Issued Date : 08-Apr-2024 11:19 AM  
Account Reference : NONACC (FI)/ kagcs108/ PANATHUR1/ KA-GN  
Unique Doc. Reference : SUBIN-KAKAGCSL0817260267281500W  
Purchased by : UPSTATE UNITED  
Description of Document : Article 4 Affidavit  
Property Description : Affidavit  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : UPSTATE UNITED  
Second Party : KARNATAKA RERA  
Stamp Duty Paid By : UPSTATE UNITED  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



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. Upstate United**, promoter of the proposed project

For UPSTATE UNITED

Partners

**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.

I, **Mr. Devireddy Prasanth Reddy**, S/O Venkata Reddy Devireddy, aged about 35 years, residing at: No. 2-91A, Kovaramguttapalle, Balapanur, Cuddapah, Andrapradesh-516484. today at Bengaluru, Authorised Signatory of the Partnership Firm **"M/s. Upstate United"**, a registered office at Sanjeev Shine Apartment, Site No. 2, Property No. 88/1B, Flat No. 1G, SLV Residency, Behind Sanjeev Shine Apartment, Varthur Hobli, Panathur Bengaluru, Bengaluru Urban, Karnataka-560103, duly authorized by Promoter of project, vide its Board Resolution dated 10-07-2023. The Partnership Firm being a promoter of the proposed project, **"IRISE"**, situated at Survey Nos. 103/2,10,104/6B, 105/1,2,5,6,7,8,106/1, 3,4,5,6,7, 107/1, 2, 108/2, 126/3A, 3B, 133/7, 9, 10,11,13 Of Muthasandra Village, Anugondanahalli Hobli, Hoskote Talukh, Bengaluru Rural District, Karnataka- 560087, do hereby solemnly declare, undertake and state as under:

1. That the land owners have 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 me is **15-01-2029**.
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 designated bank account to be maintained in a scheduled bank (**Account Name: Upstate United RERA Designated Account for Irise, Account No: 923020053655930, Bank: Axis Bank, IFSC Code: UTIB0004891, Branch: Kadubeesanahalli, Bengaluru**) to cover the cost of construction and the land cost and shall be used only for that purpose.



For UPSTATE UNITED

  
Partners

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 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 we shall 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 shall not discriminate against any allottee at the time of allotment of any plot as the case may be, on any grounds.


For UPSTATE UNITED

  
Partners

**DEPONENT**



**SWORN TO BEFORE ME**

  
**YANKOBA**  
ADVOCATE & NOTARY PUBLIC  
GOVT. OF INDIA  
1st Floor, Varthur Main Road  
Varthur, Bengaluru - 560 087

03/05/2024

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.


Verified by me at **Bengaluru** on this 15<sup>th</sup> day of April, **2024**

For UPSTATE UNITED

  
Partners

**DEPONENT**

**SWORN TO BEFORE ME**

  
**YANKOBA**  
ADVOCATE & NOTARY PUBLIC  
GOVT. OF INDIA  
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