

ಕರ್ನಾಟಕ ಹಾಜರಿನು ಸಂಪರ್ಕ ಉಪಯೋಗ
ಸಂಖ್ಯೆ ೫(೨) ರ ಪ್ರಕಾರ ಮಾಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆ ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಚೆಲೆ : ರೂ. 2/-
(GST EXTRA)

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. MANIKCHAND BALDOTA AND E KESHAVA /
BALDOTA BUILDERS AND DEVELOPERS promoter of the proposed project /
duly authorized by the promoter of the proposed project, vide its/his/their
authorization dated 25.09.2019

I, Mr. MANIKCHAND BALDOTA AND E KESHAVA (BALDOTA BUILDERS AND
DEVELOPERS promoter of the proposed project / duly authorized by the promoter of
the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of
the project is proposed

OR

Mr. MANIKCHAND BALDOTA AND E KESHAVA (BALDOTA BUILDERS AND
DEVELOPERS have/has a legal title to the land on which the development of the
proposed project is to be carried out

AND

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.



For BALDOTA BUILDERS AND
DEVELOPERS
E. Keshava
Partner

2. That the said land is free from all encumbrances.

OR

That details of encumbrances BALDOTA DEVELOPERS including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 42 MONTHS.

4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / 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.

E. Keshava
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 26th day of September 2019

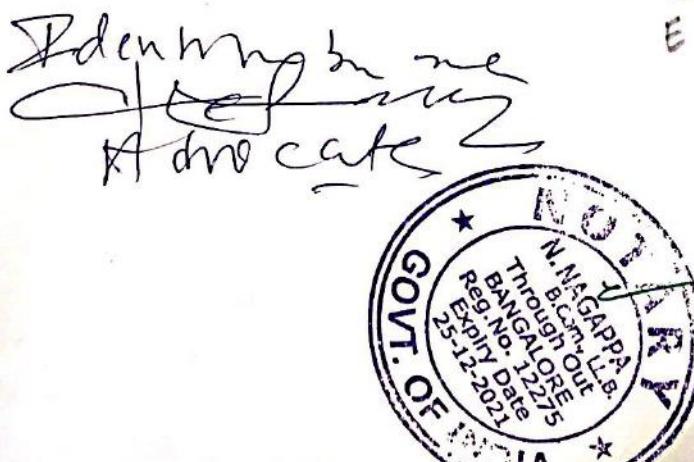
For BALDOTA BUILDERS AND

DEVELOPERS

E. Keshava

Partner

E. Keshava
Deponent



"SWORN TO BEFORE ME"

N. Nagappa 27/9/2019
N. NAGAPPA
B.Com., LL.B

ADVOCATE & NOTARY
GOVT. OF INDIA
No. 135, IVth Main Road,
VI Block, Banashankari 3rd Stage,
3rd Phase, BANGALORE-560085.