



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

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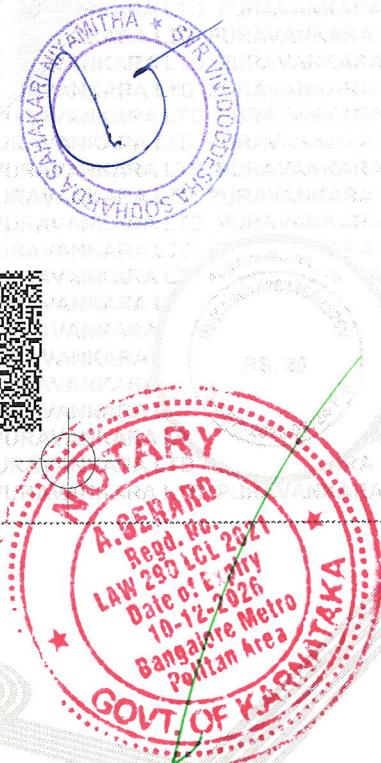
Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
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Consideration Price (Rs.)

First Party
Second Party
Stamp Duty Paid By
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PURAVANKARA LTD
Article 4 Affidavit
AFFIDAVIT
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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**

Statutory Alert

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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.

Affidavit and Declaration

Affidavit and Declaration of Puravankara Limited, (CIN: L45200KA1986PLC051571), a company incorporated under the Companies Act, 1956 (the "Developer") having its registered office at #130/1, Ulsoor road, Bangalore - 560 042, represented by Mr. Jatin Ujjini C S.

We, the Developers; and we, the Landowner (Developer and Landowner are collectively referred to as "Promoters", unless the context requires otherwise) of the proposed project presently named, "Provident Deansgate Phase 1" do hereby, jointly, and severally as the context requires, solemnly declare, undertake and state asunder:

1. That the Land Owners have legal title to the land on which development of the proposed project is to be carried out and legally valid authentication of title of such land along with the authenticated copy of agreement between such owner and promoter for development of real estate project is enclosed here with it.
2. The details of encumbrances in relation to such land on which the project is proposed to be carried out, including any dues or litigation, details of any rights, title, interest or name of any party in or over such land on which the project is proposed to be developed is attached to the application for registration.
3. That the time period within which the project shall be completed by the Promoters is 31.05.2027
4. That seventy per cent of the amounts to be realized hereinafter by 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 amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of 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 Promoters shall get its project account audited within 6 (six) months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have

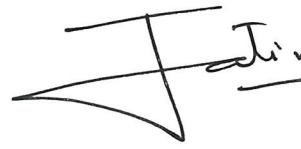


been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That Promoters shall obtain all pending approvals, if any, on time from competent authorities.
9. That Promoters has furnished/will furnish 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.

Place: Bangalore

Date: 19.09.2023

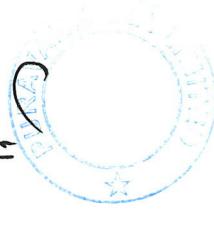


A. GERARD
NOTARY PUBLIC
19.09.2023

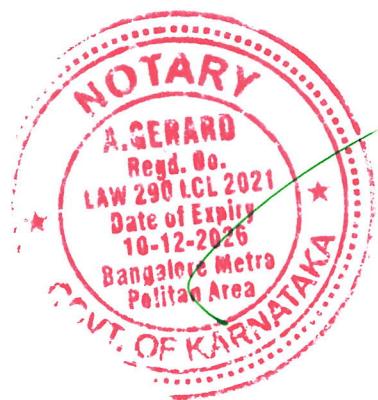
VERIFICATION

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

Verified by me at Bangalore on this the 19th of Sept 2023.



A. GERARD
NOTARY PUBLIC
19.09.2023



SWORN TO BEFORE ME

A. GERARD, B.Sc, LL.B
ADVOCATE & NOTARY
No 154, Rayappa Road,
Kammanahalli
Bangalore - 560 034

19 SEP 2023