



Promoter of the proposed project namely, "**Niva Earthscape**", situated at Survey Nos. 398/1A/1, 398/1B, 402 of Devanahalli Village, Kasaba Hobli , Devanahalli Taluk , Bengaluru, Karnataka, do hereby solemnly declare, undertake and state as under:

1. That I 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 **01-03-2027**.
4. That seventy per cent of the amounts realized by me 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: Kamalendra Kumar Gogineni-Niva Earth Scape-RERA A/C, Account No 1648861107, IFSC Code: KKBK0008072, Bank: Kotak Mahindra, Branch: HSR Layout, Bengaluru, Karnataka**) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any plot as the case may be, on any grounds.



*C. K. Venkatesh Kumar*  
DEPONENT

**PROMOTER**

**Verification**

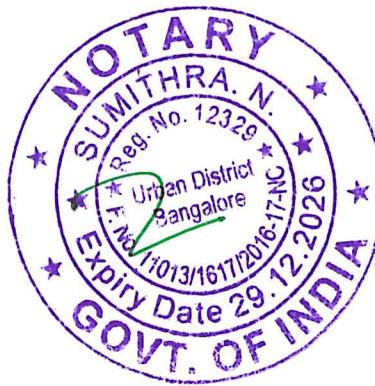
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at (Insert location here) on this 13/05/2024 day of \_\_\_\_\_, (Insert year here).

**DEPONENT**

*G. Kaushubha Kure*

**PROMOTER**



SWORN TO BEFORE ME  
*Sumithra N*  
13/5/29  
SUMITHRA. N  
Advocate & Notary  
Govt. of India  
# 22/3, "Sri M.V. Nilaya", Gavipuram  
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