

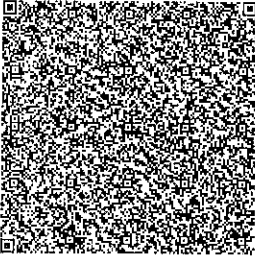
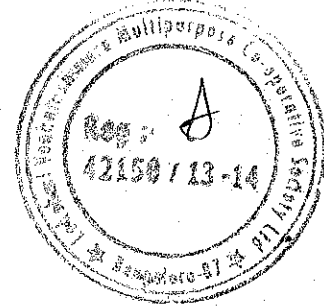


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA78639675887675P
Certificate Issued Date : 28-Jul-2017 02:04 PM
Account Reference : NONACC (FI)/ kacrsf108/ VARTHUR1/ KA-BN
Unique Doc. Reference : SUBIN-KAKACRSFL0806201161077679P
Purchased by : UKN PROPERTIES PVT LTD
Description of Document : Article 4 Affidavit
Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : UKN PROPERTIES PVT LTD
Second Party : NA
Stamp Duty Paid By : UKN PROPERTIES PVT LTD
Stamp Duty Amount(Rs.) : 20
(Twenty only)



Please write or type below this line-----

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. Ravindran K**, Director for and on behalf of UKN Properties Pvt. Ltd., (Hereinafter referred to as the Promoter) duly authorized by the Promoter of the proposed project, vide their authorization dated 28th of July, 2017;

For UKN PROPERTIES PVT LTD

AUTHORIZED SIGNATORY

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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. Ravindran K**, Director, UKN Properties Pvt. Ltd., duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

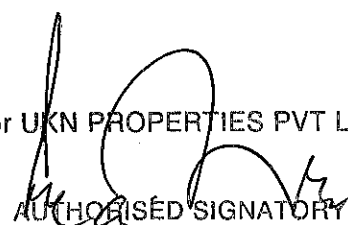
1. That the Promoter has a legal title to the land on which the development of the project is proposed

AND

UKN Properties has 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.

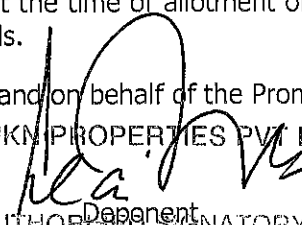
2. That details of encumbrances for the period from 01/06/1989 to 26/07/2017 including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by the Promoter is February, 2022.
4. That seventy 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.

For UKN PROPERTIES PVT LTD


AUTHORISED SIGNATORY

9. That the Promoter have 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.

For and on behalf of the Promoter
For UKM PROPERTIES PVT LTD

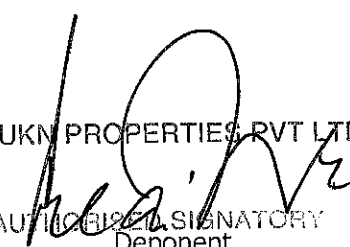

Deponent
AUTHORIZED SIGNATORY

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 28th day of July, 2017.

For UKM PROPERTIES PVT LTD


Deponent
AUTHORIZED SIGNATORY