

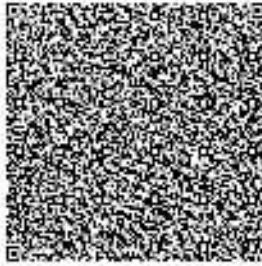


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

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Account Reference	: NONACC (FI)/ kakstcl08/ HALASURU/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0808294262525498P
Purchased by	: LGCL URBAN HOMES INDIA LLP
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: LGCL URBAN HOMES INDIA LLP
Second Party	: NA
Stamp Duty Paid By	: LGCL URBAN HOMES INDIA LLP
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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


Ganesh Vasudev
Authorised Signatory

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcstamp.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.

Affidavit cum Declaration

Affidavit cum Declaration of M/s. LGCL Urban Homes (India) LLP, a Limited Liability Partnership having its Office at No. 12/1, Rest House Road, Bengaluru - 560 001, the promoter of the proposed project ("LGCL New Life"), represented by its authorised representative Sri. Ganesh Vasudev, authorised vide its resolution dated 14-07-2017, do hereby solemnly declare, undertake and state as under:

1. That, Sri. Ashok Abraham Kuriakose and Sri. S.V. Venkatesh, Mrs. Priya Venkatesh and Athul Kishen have legal title to the land on which the development of the proposed project is to be carried out. 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 the said land, is mortgaged to M/s. IDBI Trusteeship Services Limited, Bangalore, vide Mortgage by Deposit of Title Deeds dated 4-2-2017, registered vide Document No. SHV-1-05755/2016-17 of Book I, stored in C. D. No. SHVD242, in the Office of the Sub-Registrar, Shivajinagar, Bangalore.
3. That the time period within which the project shall be completed by me/promoter is 30th June 2019.
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.


Ganesh Vasudev
Authorised Signatory



7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

Verification

Ganesh
Deponent
Ganesh Vasudev
Authorised Signatory

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 31st day of July 2017.



Ganesh
Deponent
Ganesh Vasudev
Authorised Signatory

SWORN TO BEFORE ME

K. VENKATESHAN, B.A., LL.B.
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
28, Nethaji Street, St. Thomas Town Post
Kammanahalli, Bangalore - 560 084.
Mob : 98867 76570

31 JUL 2017