



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA13936277134059W
Certificate Issued Date : 13-Sep-2024 11:53 AM
Account Reference : NONACC (FI)/ kaksfcl08/ HSR LAYOUT2/ KA-JY
Unique Doc. Reference : SUBIN-KAKAKSFCL0877068537574091W
Purchased by : DR P MANMOHAN REDDY
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : DR P MANMOHAN REDDY
Second Party : NA
Stamp Duty Paid By : DR P MANMOHAN REDDY
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते

Authorised Signatory

Shree Vemana Souharda Cr. Co-Op. Society Ltd
 HSR Layout Branch, B'lore - 102



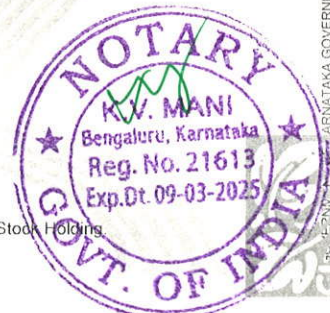
Please write or type below this line

AFFIDAVIT CUM DECLARATION

I, Dr. P. Manmohan Reddy, S/o Sri. P. Radhakrishna Reddy, Aged 47 Years, the Partner of M/S ICON DEVELOPERS AND PROMOTERS, having its Office at No.47/9, Jai Plaza Symphony, 9th main, 14th Cross, Sector-6, HSR Layout, Bangalore-560102, the Promoter/Developer of the proposed project, the Owners of converted Survey Numbers 18/2, 19/2, 23/1, 32/1, 32/2, 59/2, 60/1, 60/2, 60/6,

For Icon Developers and Promoters

P. Manmohan
 Partner



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

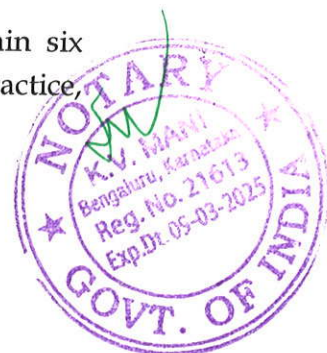
60/7, 60/8, 71/1, 73, and 74/1 and the GPA Holder of the properties in Survey Numbers 18/2, 19/2, 21, 31, 32/1, 32/2, 34/1, 34/2, 53, 55, 76, totally measuring 49 Acres, 36 Guntas, including kharab 52 Acres, 4.04 Guntas, situated at Ramanayakanahalli Village, Sarjapura Hobli, Anekal Taluk, ("Said Lands"), Developer on which the Project IVY COUNTY to be developed/developed do hereby solemnly affirm and jointly state on oath as follows:

1. We, M/s Icon Developers and Promoters, the Owners and the GPA holders, represented by its Partner Dr. P. Manmohan Reddy, having valid right, title and interest over the Said Lands who has entered into Sale Deeds and the Joint Development Agreements on various dates, in the office of Sub-Registrar, Basavanagudi(Sarjapura) ("SALE DEEDS AND JDAs") for the Development of the said lands by developing a Residential Layout.
2. We, M/s Icon Developers and Promoters, the Owners and the GPA holders, represented by it's Partner Dr. P. Manmohan Reddy, hereby undertake to indemnify the allottees on the following:
 - a) In the event of any dispute related to the title of the property.
 - b) Transfer of lands in contravention of the restriction imposed under Section 61 of the Karnataka Land Act and Rules framed thereunder.
 - c) Alienation of land in contravention of Section 74 of the Karnataka Land Reforms Act, 1961.
 - d) Transfer of Lands in contravention of the provisions of the Karnataka Village Officers Abolition Act, 1961.
 - e) Transfer of Lands in contravention of the Karnataka Land Grant Rules Act, 1969.
 - f) Transfer of Lands in contravening the provisions of Section 79-B of the Karnataka Land reforms Act, 1961(Imposing prohibition of holding Agricultural Land by Certain persons No.RD132ERG76(P) dated 3.7.1985.
 - g) Registration does not involve violation of Section 22A of the registration Act, 1908.
 - h) Transfer of land during the period in which a notification published under sub-section (1) of Section 4 of the Land Acquisition Act, 1894 (Central Act 1 of 1894 is in force in respect of such land).
 - i) Transfer of land in respect of which a notification published under Section 17 of the Bangalore Development Authority Act 1976 (Karnataka Act 12 of 1976) is in force.
 - j) Transfer of site during the subsistence of the Lease Cum Sale Agreement entered into by the allottee with the Bangalore Development Authority



(allotment of Sites Rules) 1984 (Sl.No.9, 10, 11, and 12 issued as per Notification No.RD 132 ERG 76 Bangalore, dated 20th June 1988.

3. That apart, the Deponent/Promoter hereby specifically undertakes that, all the obligations and issues with respect to conferment of common amenities, common facilities to the Units fallen to the share of both the Developer and the Owners in terms of the JDA and shall be dealt, provided, complied and resolved solely by the Deponent, **M/s Icon Developers and Promoters**.
4. We, the Deponents have become jointly entitled to the Sital area in terms of the Joint Development Agreement and our entitlements have been identified in the Supplementary/Sharing/Settlement/Addendum Agreements executed on various dates. The copy of the Settlement Agreement is annexed herewith as "Annexure B".
5. We, the Deponents jointly undertake that we shall be respectively/individually be liable and answerable to the Purchaser/s of the Unit/s pertaining to our shares and will indemnify the Purchaser/s in the event of any breach of the terms and conditions of any Agreements, Deeds pertaining to the sale of plots and it's ancillary obligations.
6. That the time period within which the Project shall be completed by us is 15.09.2028.
7. The Promoter hereby undertakes that, he/she/they shall open a separate bank account for deposit of Seventy percent (70%) of realisations from the Allottees for sale of his/her/their share independently, till completion of the Project development with agreed specification including in obtaining the occupancy/completion certificate for development of the project.
8. The First Deponent hereby undertakes that, seventy percent of the amounts realized by us 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.
9. We further swear that the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
10. We swear that the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and character account in practices that the withdrawal is in proportion to the percentage of completion of the project.
11. That we the promoter/land owners shall get the account 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 amount 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.

12. That we the Promoter/s and the land owner/s shall take all the pending approvals on time, for the competent authorities.
13. That we the Promoter/s and land owner/s have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
14. That we the Promoter/s and the Land Owner/s shall not discriminate against any allottee at the time of allotment of any apartment, plot or a building, as the case may be, on any grounds.

Date - 22/10/2024
Bangalore

Deponents

For Icon Developers and Promoters



Partner

Promoter

For Icon Developers and Promoters



Partner

Land Owners

(Represented by their
GPA Holder)



SWORN TO BEFORE ME



K.V. MANI, B.A., LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA, Reg. No.: 21613
No. 23/1, Hosur Main Road,
Adugodi, Bengaluru-560 030

22.10.2024