



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

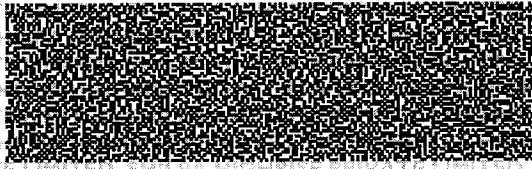
Rs. 100

e-Stamp

Certificate No. : IN-KA31077737579870W
Certificate Issued Date : 15-Feb-2024 10:42 AM
Account Reference : NONACC (FI)/ kacrsf08/ JAYANAGAR7/ KA-JY
Unique Doc. Reference : SUBIN-KAKACRSFL0825053479632039W
Purchased by : SHILPA HIGHRISE PRIVATE LIMITED
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : SHILPA HIGHRISE PRIVATE LIMITED
Second Party : RERA KARNATAKA
Stamp Duty Paid By : SHILPA HIGHRISE PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते

Authorized Signatory
 YMSSN, Jayanagar



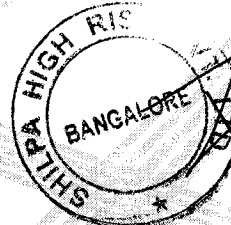
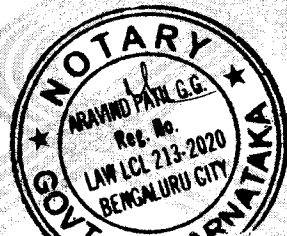
Please write or type below this line

FORM-B

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

Affidavit cum Declaration of SHILPA HIGH RISE PRIVATE LIMITED promoter of
 the proposed project;



1

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate should be 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.

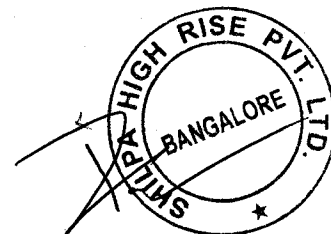
15 FEB 2024

I, **Mr. T. R. Ramachandra**, S/O Tallam Ramachandrasetty Rajan, aged about 46 years, residing at Flat No. 701, Shilpa Laksh Apartment, 135/13, 6th 'B' Main Road, J.P. Nagar, 3rd Phase, Bengaluru, Karnataka-560078, Authorised Signatory of Shilpa High Rise Private Limited, a Company incorporated under The Companies 2013, its registered office at No. 5, 2nd Floor, Shilpa Sunshine, 6th 'A' Main, 27th Cross, 3rd Block Jayanagar, Bengaluru Urban, Karnataka-560011, Promoter of the proposed project namely, "**Shilpa Rathna**" situated at No.4/1(Portion of Property in Survey No.6 (Old Survey No.6/2, Vijinapura Village, Mahadevapura Hobli, (erstwhile K.R. Puram Hobli), Bengaluru East Taluk, Corporation Ward No.51, Bengaluru District, Karnataka, duly authorised vide letter dated **07/02/2024** hereby solemnly declare, undertake and state as under:

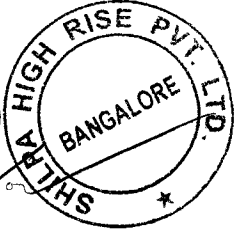
1. That the Land Owner has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is **14-01-2027**.
4. That seventy percent of the amounts realized by the Promoter 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: Shilpa Highrise Pvt Ltd RERA Designated Account for Shilpa Rathna, Account No: 9248932333, Bank: Kotak Mahindra Bank Ltd, IFSC Code: KKBK0008079, Branch: 80feet Road, Kormangala, Bengaluru**) 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.



22 FEB 2024



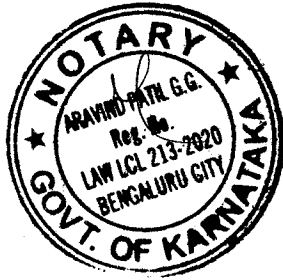
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment as the case may be, on any grounds.



DEPONENT

Verification

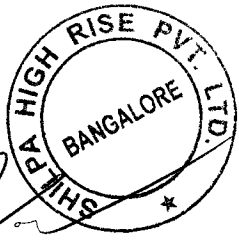
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Bengaluru** on this Seventh day of February, 2024.




SWORN TO BEFORE ME
ARAVIND PATIL G.G. B.A. LL.B.
ADVOCATE & NOTARY
12th Main, Near Old Sub Register Office
4th Block Javanagar Bengaluru - 560 011.

22 FEB 2024



DEPONENT