

Government of Karnataka

Certificate No.	: IN-KA12859308778864X
Certificate Issued Date	: 22-Apr-2025 01:09 PM
Account Reference	: NONACC (FI)/ kaksfcl08/ COX TOWN/ KA-SV
Unique Doc. Reference	: SUBIN-KAKAKSFCL0850915615993784X
Purchased by	: SATTVA RESI PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SATTVA RESI PRIVATE LIMITED
Second Party	: KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By	: SATTVA RESI PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

..... Affidavit Executed on
22-04-2025 at Bangalore

Pmishra

Authorized Signatory

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

FORM 'B'
[See sub rule (4) of rule 3]
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. P.K.Mishra duly authorised by "**SATTVA RESI PRIVATE LIMITED**" the promoter of the proposed project "**Sattva Vasanta Skye**" being developed on all that piece and parcel of residentially converted land (a) measuring about 36 Guntas from and out of Survey No.90/P1 (154), situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District and presently bearing E-Khata No. 150300200400121485, Kannamangala Village, within the limits of Kannamangala Village Panchayat, Devanahalli Block, Bangalore Rural District; (b) bearing Survey No.130, situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District measuring about 2 Acres, and presently bearing E-Khata No. 150300200400121487, Kannamangala Village, within the limits of Kannamangala Village Panchayat, Devanahalli Block, Bangalore Rural District; (c) bearing Survey No.161, situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District measuring about 1 Acre 18 Guntas, and presently bearing E-Khata No. 150300200400121490, Kannamangala Village, within the limits of Kannamangala Village Panchayat, Devanahalli Block, Bangalore Rural District; (d) bearing Survey No.112, situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District measuring about 2 Acres, and presently bearing E-Khata No. 150300300400100937, Kannamangala Village, within the limits of Kannamangala Village Panchayat, Devanahalli Block, Bangalore Rural District; (e) being portion of Survey No.113, situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District measuring about 1 Acre 37 Guntas, and presently bearing E-Khata No. 150300200400120073, Kannamangala Village, within the limits of Kannamangala Village Panchayat, Devanahalli Block, Bangalore Rural District; (f) bearing Survey No.123, situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District measuring about 6 Acres, and presently bearing E-Khata No. 150300200400100970 and No.150300200400100967, Kannamangala Village, within the limits of Kannamangala Village Panchayat, Devanahalli Block, Bangalore Rural District; (g) being the southern portion of Survey No.128, situated at Kannamangala Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural District measuring about 1 Acre 22 Guntas, and presently being portion of E-Khata No. 150300200400100942, Kannamangala Village, within the limits

For Sattva Resi Pvt Ltd


Authorized Signatory

of Kannamangala Village Panchayat, Devanahalli Block, Bangalore Rural District, in all measuring about 15 Acres 33 Guntas, vide its authorization dated 01.03.2024:

I, P.K.Mishra am duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SATTVA RESI PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 4th Floor, Sattva Windsor, No.3, Ulsoor Road, Bangalore – 560 042 has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **6th May 2031**.
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 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.

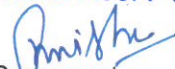
For Sattva Resi Pvt Ltd



Authorized Signatory

8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has 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 Sattva Resi Pvt Ltd


Deponent

VERIFICATION

Authorized 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 Bengaluru on this 22.04.2025. 

For Sattva Resi Pvt Ltd


Deponent

Authorized Signatory