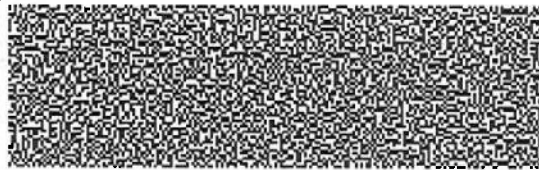


Government of Karnataka

e-Stamp

Certificate No.	: IN-KA82103236500099X
Certificate Issued Date	: 17-Mar-2025 03:33 PM
Account Reference	: NONACC (BK)/ kakscub08/ BANGALORE4/ KA-BV
Unique Doc. Reference	: SUBIN-KAKAKSCUB0892786797452715X
Purchased by	: MACROTECH DEVELOPERS LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MACROTECH DEVELOPERS LIMITED
Second Party	: N A
Stamp Duty Paid By	: MACROTECH DEVELOPERS LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

FORM-B
(See sub-rule (4) of rule 3)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Macrotech Developers Limited, having its regional office at SKAV 909, 7th Floor, 9/1 Lavelle Road, Richmond Circle, Bengaluru-560001, represented by its Authorized Signatory Mr. Rajendra Joshi, promoter of the proposed project/duly



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shillestamp.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.

authorized by the promoter of the proposed project, vide its/his/their authorization by the resolution of the board of directors dated 20th day of September 2022.

I, Mr. Rajendra Joshi, (Deponent) Authorized Signatory of M/s. Macrotech Developers Limited promoter of the proposed project/duly authorized by the promoter of the proposed project known as "Lodha Haven", Sy. Nos. 60/1 measuring 1 Acre 26 Guntas, 60/2 measuring 2 Acre 03 Guntas and Sy No. 61/2 measuring 5 Acre 27.5 Guntas, situated at Choodasandra Village, Sarjapur Hobli, Anekal Taluk, Bangalore Urban District, which is being developed, do hereby solemnly declare, undertake and state as under:

1. We state that M/s Icon Kabhini LLP has a legal title to the land on which the development of the proposed project is to be carried out.

AND

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. We state that the said land is free from all encumbrances.
3. We state that the time period within which the project shall be completed by us/promoter is 30/06/2030.
4. We state that seventy percent of the amounts realized by 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. We state 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. We state 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. We state that the Promoter shall get the accounts audited within six months after the end of every financial year by 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. We state that the Promoter shall take all the pending approval on time, the competent authorities.
9. We state that the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. We state 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.



VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed there from.

Verified by me at Bengaluru on this 27th day of March 2025.



SWORN TO BEFORE ME

**RAVI S., M.A., LL.B.,
ADVOCATE AND NOTARY
GOVT. OF INDIA**
792, Sri Venkateshwara Nilaya, 9th 'B' Cross,
Triveni Road, Yeshwanthapura, Bangalore-560 022.

27 MAR 2025