



सत्यमेव जयते

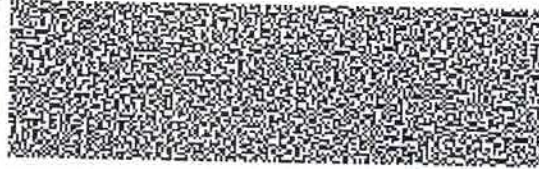
INDIA NON JUDICIAL

## Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA55120407222693X  
 Certificate Issued Date : 17-Feb-2025 02:29 PM  
 Account Reference : NONACC (FI)/ kaksfcl08/ KALYANNAGAR/ KA-SV  
 Unique Doc. Reference : SUBIN-KAKAKSFCL0841870476820768X  
 Purchased by : AAKRUTHI PROPERTIES  
 Description of Document : Article 4 Affidavit  
 Property Description : AFFIDAVIT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : AAKRUTHI PROPERTIES  
 Second Party : KARNATAKA RERA  
 Stamp Duty Paid By : AAKRUTHI PROPERTIES  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)



Please write or type below this line

### FORM B AFFIDAVIT CUM DECLARATION

**Aakruthi Properties**, a Partnership Firm registered under the Indian Partnership Act, 1932, having its principal place of business at Raintree Plaza, No. 227, 4<sup>th</sup> Floor, 10<sup>th</sup> Main, 100 Feet Road, HRBR Layout, 1<sup>st</sup> Block, Kalyan Nagar, Bengaluru- 560 043, represented by its Managing Partner and authorized signatory, **Mr. Manjunath H. R** S/o. M. Rajanna, aged about 39 years,

**AAKRUTHI PROPERTIES**  
  
 Managing 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. 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.

GOVERNMENT OF KARNATAKA

and being the **Promoter** of the Proposed project **Aakruthi Roots & Rays** and situated in the residentially converted land measuring **Four (04) Acres** in **Sy. No. 193 (Old Sy. No. 39/P1), Hirandahalli Village, Bidarahalli Hobli, Bengaluru East Taluk - 560049**, do hereby solemnly declare, undertake and state as follows:-

1. That I have 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 project shall be completed on or before **31-12-2027**.
4. That **seventy percent** of the amounts realized from the allottees for the real estate project, from time to time, shall be deposited in a separate account maintained with a scheduled bank to cover the cost of construction and land cost and shall be used only for that purpose
5. That the amount from the separate account, covering the cost of the project, shall be withdrawn in proportion to the percentage of project completion.
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 I shall ensure the project accounts are audited within six months after the end of every financial year by a Chartered accountant in practice, and I shall produce a duly certified statement of accounts. It shall be verified during the audit that the amounts collected for the project have been utilized solely for the project and withdrawals comply with the proportional to the percentage of the project.
8. That I shall obtain all pending approvals in a timely manner from the competent authorities.
9. That I have furnished all required documents as prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment/plot or building, on any grounds.

  
**AAKRUTHI PROPERTIES**  
**DEPONENT**  
Managing Partner

#### VERIFICATION

I, the above-named **Deponent**, do hereby verify that the contents of this **Affidavit cum Declaration** are true and correct to the best of my knowledge and belief, and nothing material has been concealed.

Verified at **Bangalore** on this **27th day of February 2025**.

  
**AAKRUTHI PROPERTIES**  
**DEPONENT**  
Managing Partner

**1 MAK 2025**

**SWORN TO BEFORE ME**  
  
**B. SESHAGIRI, B.Com., LL.B.**  
**ADVOCATE & NOTARY PUBLIC**  
**GOVT. OF INDIA**  
No.9, 1st Cross, Obal Reddy Layout,  
Ramamurthy Nagar Main Road, Doddabanaswadi,  
Bengaluru - 43, Mob: 9844353493

