



सत्यमेव जयते

INDIA NON JUDICIAL

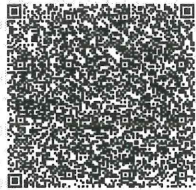
Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA70020543295787W
Certificate Issued Date : 18-Nov-2024 10:13 AM
Account Reference : NONACC (FI)/ kagcs108/ BELLANDUR/ KA-JY
Unique Doc. Reference : SUBIN-KAKAGCSL0881895124716541W
Purchased by : SOBHA LTD
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : SOBHA LTD
Second Party : NA
Stamp Duty Paid By : SOBHA LTD
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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Please write or type below this line

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, Pavithra G Kalmath, daughter of Guru Rudraiah Kalmath, aged about 40 years, General Manager and authorized signatory of M/s.Sobha Limited, a Company incorporated under the Companies Act, having registered office at "SOBHA", Sarjapur Marathahalli Outer Ring Road, Devarabeesanahalli, Bellandur Post, Bengaluru – 560103, the "Promoter" of **Sobha Madison Heights - Townpark Phase 1 W5 to 7**, the proposed "Project", authorized vide board resolution dated 16.05.2024, do hereby solemnly declare, undertake and state as under:

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.

Pavithra G Kalmath

1. That the Promoter has entered into Joint Development Agreements dated 16.08.2024 with the land owners who have a legal title to the land in Sy.Nos.52/2, 54/1, 54/2, 54/3, 54/4, 54/5, 55/1, 55/2, 55/3, 55/4, 55/5, 56/3, 56/4, 56/5(p), 56/6, 56/7, 58/1(p), 59/1, 59/2, 60/1, 73/1, 73/2, 73/3(p), 74/6(p), 74/7(p), 74/8(p) and 74/11(p) all situated at Yadavanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and totally measuring about 31 Acres 26.50 Gunta, on portion of which the development of the Project 'Sobha Madison Heights– Townpark Phase 1 W5 to W7' is to be carried out

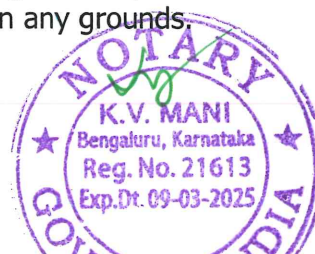
AND

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. That the said land is free from all encumbrances and litigations save and except the following encumbrance on Sy.Nos.73/1 & 2, 54/1, 54/3 & 5, 56/3 & 4 totally measuring 6.35 Acre;

Name of Lender	HDFC
Total Sanctioned Amount	Rs.130 Cr
Total Disbursed Amount	Rs.130 Cr
Current Outstanding	Rs.75 Cr

3. That the time period within which the project shall be completed by the Promoter is 31.12.2030.
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 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.
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 site/plot or building, as the case may be, on any grounds.



Vaithu G Kalnate
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 Bangalore on this 25th day of November 2024.

K. V. Mani
Kalman

Deponent

Identified by me

Bij
KAR 26/15/05



SWORN TO BEFORE ME

K. V. Mani
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

25 NOV 2024