

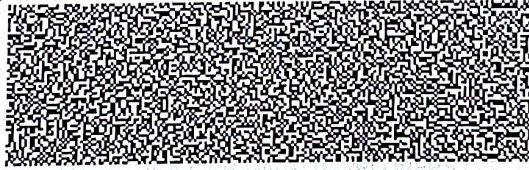
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA20938577525168X
Certificate Issued Date	: 13-Jan-2025 11:08 AM
Account Reference	: NONACC (FI)/ kakscsa08/ J P NAGAR/ KA-JY
Unique Doc. Reference	: SUBIN-KAKAKSCSA0877793839618482X
Purchased by	: ISHTIKA VIBRANIUM DEVELOPERS LLP
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ISHTIKA VIBRANIUM DEVELOPERS LLP
Second Party	: THE CHAIRMAN KARNATAKA RERA
Stamp Duty Paid By	: ISHTIKA VIBRANIUM DEVELOPERS LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, Gowni Chiranjeevi Reddy S/o Gowni Shankar Reddy, Aged about 48 years,
I, Mr. Pavan Reddy Chandrappa S/o Mr. Chandrappareddy, Aged about 34 years,
I, C Manoj S/o Chikkanna S/o Mr. Chikkanna Aged about 26 years,



07 FEB 2025

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

are Managing Partners of the Company Ishtika Vibranium Developers LLP having registered office at #937, SN Arcade, 3rd Floor, 21st Main, 9th Cross, JP Nagar 2nd Phase, Bangalore – 560078 and Promoter of the Proposed project “Anahata” situated in Samethanahalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bangalore Rural District. do hereby solemnly declare, undertake and state as under:

1. 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 time period within which the project shall be completed by me on 28-02-2029.
4. That seventy percent of the amounts realized by me 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 amount 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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals in 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 I shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Ishtika Vibranium Developers LLP

16/12/2024

Designated Partner

For Ishtika Vibranium Developers LLP

Raman
Designated Partner

DEPONENT

For Ishtika Vibranium Developers LLP

M.S.
Designated Partner



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 14th day of January 2025.

DEPONENT

For Ishtika Vibranium Developers LLP

[Signature]

Designated Partner

For Ishtika Vibranium Developers LLP

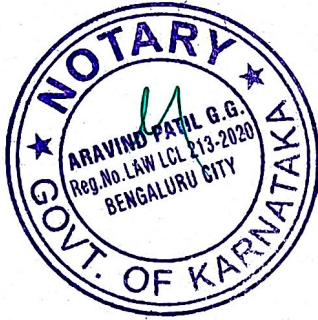
[Signature]

Designated Partner

For Ishtika Vibranium Developers LLP

[Signature]

Designated Partner



SWORN TO BEFORE ME

[Signature]
ARAVIND PATIL G.G. B.A., LL.B.
ADVOCATE & NOTARY
GOVT. OF KARNATAKA
#28, 12th Main, Near Old Sub Register Office
4th Block, Jayanagar, Bengaluru - 560 011

07 FEB 2025