



सत्यमेव जयते

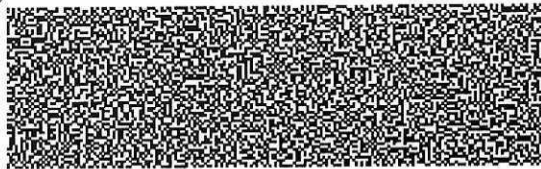
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA67595799144572X
Certificate Issued Date : 01-Mar-2025 06:36 PM
Account Reference : NONACC (FI)/ kacrsfl08/ HALASURU5/ KA-SV
Unique Doc. Reference : SUBIN-KAKACRSFL0865402151433769X
Purchased by : ARATT ALCHEMY ESSENCE LLP
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : ARATT ALCHEMY ESSENCE LLP
Second Party : KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : ARATT ALCHEMY ESSENCE LLP
Stamp Duty Amount(Rs.) : 100
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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.
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FORM – B

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

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTERS OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum declaration

Affidavit cum Declaration by the PROMOTERS of M/s. ARATT ALCHEMY ESSENCE LLP for the proposed project **ARATT ALCHEMY ESSENCE**.

We M/s. ARATT ALCHEMY ESSENCE LLP, the PROMOTERS of the proposed project, **ARATT ALCHEMY ESSENCE**, do hereby solemnly declare, undertake and state as hereinbelow:

- 1.** That we the PROMOTERS 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 the PROMOTERS is: 10-03-2030
- 4.** That seventy percent of the amounts realized by the PROMOTERS for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a schedule 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- 5.** That the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6.** That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 PROMOTERS 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 is in compliance with the proportion to the percentage of completion of the project.

8. That the PROMOTERS shall take all the pending approvals on time, from the competent authorities.
9. That the PROMOTERS have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the PROMOTERS shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.

For ARATT ALCHEMY ESSENCE LLP



(TONY VINCENT)
(DESIGNATED PARTNER)
(DEPONENT)

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by the PROMOTERS therefrom.

Verified by me at Bengaluru on this 28th day of February 2025

For ARATT ALCHEMY ESSENCE LLP

A handwritten signature in blue ink, appearing to read 'Tony Vincent', with a stylized flourish at the end.

(TONY VINCENT)
(DESIGNATED PARTNER)
(DEPONENT)