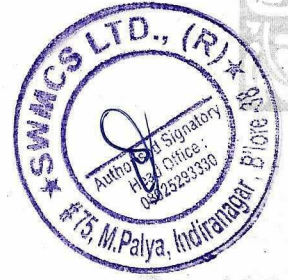


सत्यमेव जयते

INDIA NON JUDICIAL

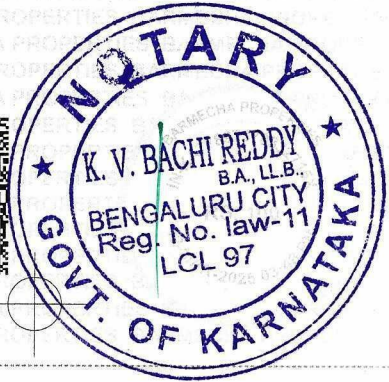
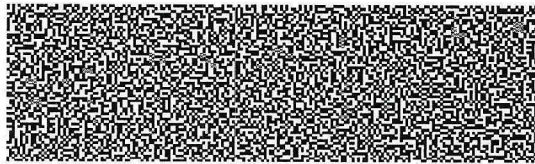
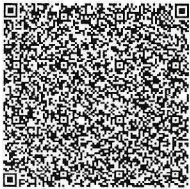
Government of Karnataka



Rs. 100

e-Stamp

Certificate No. : IN-KA77897378332715X
Certificate Issued Date : 12-Mar-2025 03:48 PM
Account Reference : NONACC (FI)/ kacrsf108/ INDIRA NAGAR1/ KA-SV
Unique Doc. Reference : SUBIN-KAKACRSFL0884844139903593X
Purchased by : BARMECHA PROPERTIES
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : BARMECHA PROPERTIES
Second Party : CHAIRMAN RERA KARNATAKA
Stamp Duty Paid By : BARMECHA PROPERTIES
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM 'B'

Affidavit cum Declaration

For Barmecha Properties

[Signature]

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.

Page 1 of 3

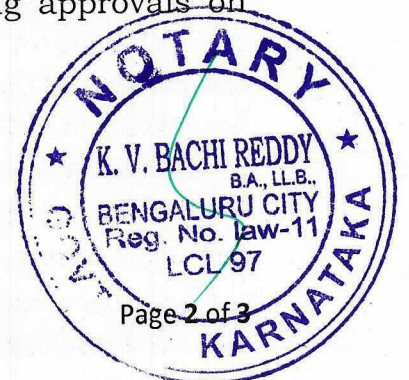
Affidavit cum Declaration of **M/S. BARMECHA PROPERTIES**, a Partnership Firm, having its registered office at No.23, PID No. 67-1-23, Peace Villa, 5th Cross, 5th Block, Koramangala – 560095, promoter of the proposed project “**SPARKLE ATMOS**”;

I, **Mr.ANURAG BARMECHA, S/o.Mr.Ajit Barmecha, Aged about 33 Years, Managing Partner** (promoter) of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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 time period within which the project shall be completed by me/promoter is **31-12-2028**.
4. That seventy per cent of the amounts realised by me/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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

For Barmecha Properties

Anurag Barmecha
Partner



9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment as the case may be, on any grounds.

For Barmecha Properties

Anurag Barmecha

Partner

Deponent

Verification

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

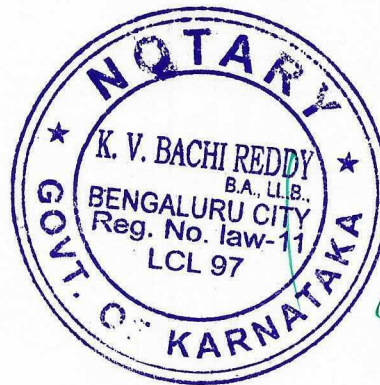
Verified by me at Bangalore on this 17th day of March 2025

For Barmecha Properties

Anurag Barmecha

Partner

Deponent



SWORN TO BEFORE ME

K. V. BACHI REDDY, B.A., LL.B.,
ADVOCATE & NOTARY
102, Sri Krishna Building, Avenue Road,
BENGALURU - 560 002.