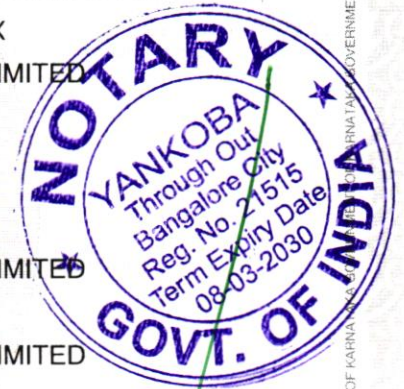


Government of Karnataka

Certificate No.	: IN-KA41111151606236X
Certificate Issued Date	: 27-May-2025 11:08 AM
Account Reference	: NONACC (FI)/ kagcsl08/ HAGADUR COLONY/ KA-SV
Unique Doc. Reference	: SUBIN-KAKAGCSL0804251503968092X
Purchased by	: SANJEEVINI PROPERTIES PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SANJEEVINI PROPERTIES PRIVATE LIMITED
Second Party	: RERA KARNATAKA
Stamp Duty Paid By	: SANJEEVINI PROPERTIES PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Form-B

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Sanjeevini Properties Pvt Ltd promoter of the proposed project, vide its authorization dated 16/01/2025.

For Sanjeevini Properties Pvt. Ltd.

Director

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.

I, Suresh H A promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed to be carried out.

AND

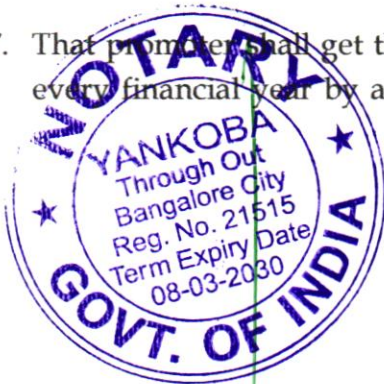
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31/12/2028.

Project Name: - THE ADWAITH BY SANJEEVINI

Project Address:- Sy No. 116/2, 116/5, 116/13, 116/14, 116/15, 117/14, 117/7, 117/6 and 117/9 Gunjurpalya Village, Gunjur Post, Varthur Hobli, Bangalore East, Bangalore - 560087.

4. That seventy percent of the amounts realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate bank account to be maintained in a scheduled bank to cover the cost of construction and the land shall be used only for the 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 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 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



For Sanjeevini Properties Pvt. Ltd.


Director

statement of accounts duly certified 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under this act.
10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Sanjeevini Properties Pvt. Ltd.

[Signature]
Director
Deponent

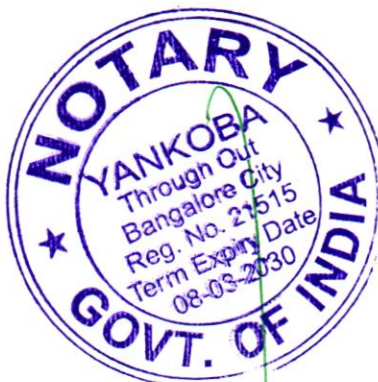
Verification

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 27th day of May 2025.

For Sanjeevini Properties Pvt. Ltd.

[Signature]
Director
Deponent



SWORN TO BEFORE ME

[Signature]
YANKOBA
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
1st Floor, Varthur Main Road
Varthur, Bengaluru - 560 087

27 MAY 2025