



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

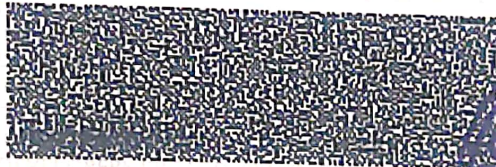
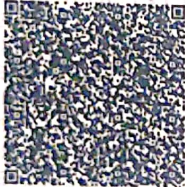
e-Stamp

Certificate No. : IN-KA82505771908254X
 Certificate Issued Date : 08-Jul-2025 03:36 PM
 Account Reference : NONACC (FI)/ kaksfcl08/ HOSAKOTE3/ KA-BR
 Unique Doc. Reference : SUBIN-KAKAKSFCL0883034209499744X
 Purchased by : SIDVIN DEVELOPERS PVT LTD
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SIDVIN DEVELOPERS PVT LTD
 Second Party : RERA KARNATAKA
 Stamp Duty Paid By : SIDVIN DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

सत्यमेव जयते

For The Hosakote Nava Jyoti Senhard
 Credit Co-operative Ltd.

Authorised Signatory



Please write or type below this line

FORM 'B'

Affidavit cum Declaration

We, Mr. SHEKAR G, S/o. Sri. Gurappa, aged about 46 years
 Managing Directors of M/s. SIDVIN DEVELOPERS PRIVATE LIMITED, a
 Company having its Registered office at FLAT NO.T4, 3RD FLOOR,
 PRINCETON PARK VIEW, SHANTHINIKETHAN LAYOUT, AREKARE,
 BANGALORE-560076, promoter of the proposed project "**SIDVIN HORIZON
 BY THE LAKE**" duly authorized by the promoter of the proposed project,
 vide its/his/their authorization dated 17/07/2025;

NO. OF CORRECTIONS:

Page 1 of 3

Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using 'Shcile Stamp' Mobile App. 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.



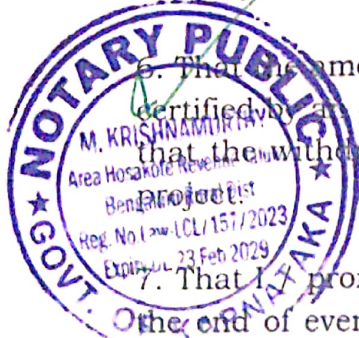
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We, Mr. SHEKAR G, S/o. Sri. Gurappa, aged about 46 years Managing Directors of M/s. SIDVIN DEVELOPERS PRIVATE LIMITED (promoter) of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has 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 30/07/2027.
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.

NO. OF CORRECTIONS: 0

SIDVIN DEVELOPERS PRIVATE LIMITED

Authorized Signatory



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8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
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 Site/Plot as the case may be, on any grounds.

For SIDVIN DEVELOPERS PRIVATE LIMITED

Authorised Signatory

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 HOSKOTE on this 17th day of JULY 2025.

For SIDVIN DEVELOPERS PRIVATE LIMITED

Authorised Signatory

Deponent



SWORN TO BEFORE ME

25/7/25
M. KRISHNAMURTHY B.Com., LL.B.,
ADVOCATE & NOTARY PUBLIC
1st Floor, Venkamma Complex,
Near Mhi Vidhana Soudha,
HOSKOTE - 562 114

NO. OF CORRECTIONS: