



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

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 Account Reference : NONACC (FI)/ kagcs108/ AECS LAYOUT/ KA-GN
 Unique Doc. Reference : SUBIN-KAKAGCSL0816704894361818X
 Purchased by : EESHANYA INFRA LLP
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : K RERA
 Second Party : EESHANYA INFRA LLP
 Stamp Duty Paid By : EESHANYA INFRA LLP
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM-B

[See sub-rule (4) of rule 3]
Affidavit cum Declaration

Affidavit cum Declaration of EESHANYA INFRA LLP, promoter of the proposed project "EESHANYA AAROHA"



RS. 800

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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

1. MR. RICHARD STEPHEN SHARATH KUMAR , S/O , aged about 47 years, No R M Vijaya Kumari, C 503, Spectra Palmwoods Apts, Siddapura, Nallurhalli Road, Siddapura, Whitefield, Bengaluru-560066, Authorized Signatory of EESHANYA INFRA LLP, a Limited Liability Partnership incorporated under LLP Act 2008, having its registered office No 4rth Floor, S.R Towers, Siddapura, Nallurhalli Road, Whitefield, Bangalore, Karnataka-560066 Promoter of the proposed project "AAROHA" situated at Sy No.26/1 & 26/4, situated at Vagata Village Panchayat, Kancharakanahalli village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District 562114, do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed
- OR
2. That Land Owners have a legal title to the land on which the development of the proposed project is 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 31-05-2028

RS. gus



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ಬೆಲೆ : ರೂ.3/-
(ಜಿಎಸ್‌ಟಿ ಸೇರಿ)

4. That seventy per cent of the amounts realized by us for the real estate project from the allottees, from time to time, shall be deposited in the designated bank 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 vide the following details

Account name: EESHANYA INFRA LLP RERA DESIGNATED ACCOUNT
EESHANYA AAROH A/C,
Account No: 925020037485575
IFSC Code: UTIB0005492
Bank: AXIS BANK
Branch: Nallurahalli-

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 we 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 we shall take all the pending approvals on time, from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

RS. gus



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಖ್ಯೆ 5(9)ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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(ಬೆವಸಾಟ ಸೇರಿ)

10. That we shall not discriminate against any allottee at the time of allotment of any plots the case may be, on any grounds.

DEPONENT

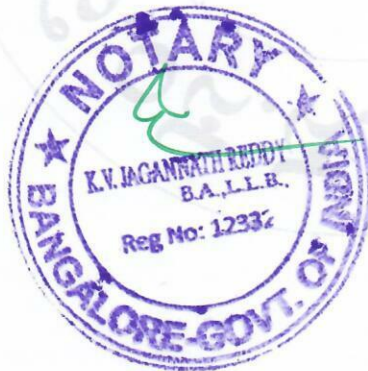
Verification

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

Verified by me at Bangalore on this 26th day of July, 2025.

RS. S. S.

DEPONENT



ATTESTED BY ME

K.V. JAGANNATH REDDY, B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
No. 326, 2nd Cross, Behind Tulasi Theatre,
Marathahalli, Bangalore - 560075

20 AUG 2025

Govt. Of Karnataka Notary
Stamp Not Issued
Hence not Affixed Stamp

No. OF CORRECTION: