

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-KA29428286118518X

28-Aug-2025 04:33 PM

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SUBIN-KAKAGCSL0872479473125878X

BRICK BY BRICK STUDIOS

Article 4 Affidavit

AFFIDAVIT CUM DECLARATION

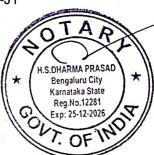
(Zero)

BRICK BY BRICK STUDIOS

THE CHAIRMAN KRERA

BRICK BY BRICK STUDIOS

(One Hundred only)









Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

I, Bharath Bommai S/o Basavaraj Bommai, Aged about 36 years, Managing Partner of the Company Brick By Brick Studios having registered office at No. 3, No. D-2, CASA LAVELLE APARTMENT, Lavelle Road, Bengaluru South, Bengaluru Urban-560001 and Promoter of the Proposed project NUPEAK situated in Site No-C-53&C-54, Katha No-101/101/93, Ramanashree California Gardens, Ananthapura, Yelahanka, Ward No-2, Yelahanka, Bengaluru Urban, Karnataka - 560064. do hereby solemnly declare, undertake and state as under: For Brick By Brick Studios

ves.

Statutory Alert:

 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or use Any discrepancy in the details on this Certificate and as available on the web-in-thouse.

The onus of checking the legitimacy is on the users of the certificate. or using e-Stamp Mobile App of Stock Holding

3. In case of any discrepancy please inform the Competent Authority.

- 1. 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 on 31-12-2027
- 4. That seventy percent of the amounts realized by me 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 Charted accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7. That I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8. That I shall take all the pending approvals in time, from the competent authorities.
- 9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That I shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Brick By Brick Studios

DEPONENT Partner

BHARATH BOMMAI

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 Bengaluru on this 1st Sept 2025.

H.S.DHARMA PRASAL

Bengaluru City Karnataka State

Reg.No.12281

For Brick By Brick Studios

Partner DEPONENT

BHAKATH BOMMA I

SWORN TO BEFORE N

H. S. DHARMA PRASADBA, LLB., ADVOCATE & NOTARY PUBLIC GOVT. OF INDIA

1440, 37th 'C' Cross. 14th Main, 4th'T' Block, Jayanagar, Bengaluru - 560 011.

n 7 SEP 2025