



सत्यमेव जयते

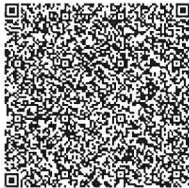
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA25664064633289X
Certificate Issued Date : 23-Aug-2025 12:46 PM
Account Reference : NONACC (FI)/ kacrsf108/ HALASURU5/ KA-SV
Unique Doc. Reference : SUBIN-KAKACRSFL0865365951053406X
Purchased by : VAISHNAVI AT ONE INFRASTRUCTURE LLP
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : VAISHNAVI AT ONE INFRASTRUCTURE LLP
Second Party : NA
Stamp Duty Paid By : VAISHNAVI AT ONE INFRASTRUCTURE 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]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE DEVELOPER OR ANY PERSON AUTHORIZED BY THE DEVELOPER



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.

IN-KA25664064633289X

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nandeesh. S, Authorised Signatory of M/s.Vaishnavi AT-One infrastructure LLP, having its registered office at No.37, Second Floor, Vaishnavi Classic, Kasturba Cross Road, Shantalanagar, Ashoknagar, Bangalore-56000. Developer of the proposed **"VAISHNAVI AT-ONE KRISHNA BRINDAVAN"** residential Apartment project being developed on the property bearing Sy.No.59, Jaraganahalli Village, Uttarahalli Hobli, Bangalore South Taluk now bearing Municipal New No.1 and assigned PID No.56-280-1, EPID No. 7028214064 by the BBMP, situated at Umarbagh Layout, Municipal Ward No.56 of Ganesh Mandir, Ring Road, Bangalore.

I, Mr. Nandeesh. S, Authorised Signatory of M/s. Vaishnavi AT-One infrastructure LLP, having its registered office at No.37, Second Floor, Vaishnavi Classic, Kasturba Cross Road, Shantalanagar, Ashoknagar, Bangalore-560001, being the Developer of the proposed Residential Apartments named **"VAISHNAVI AT-ONE KRISHNA BRINDAVAN"** do hereby solemnly declare, undertake and state as under:

1. That M/s. Vaishnavi AT-One infrastructure LLP, having its registered office at No.37, Second Floor, Vaishnavi Classic, Kasturba Cross Road, Shantalanagar, Ashoknagar, Bangalore-560001, is the Developer, has a legal right for the development of the project which is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall Start is 01.09.2025 and shall be completed by the Developer on 20/06/2030.
4. That seventy per cent (70%) of the amounts realised by the Developer for the said real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank/Financial institution, to cover the cost of infrastructure and the land 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 the Developer, 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 the Developer shall take all the pending approvals on time, from the competent authorities.
9. That Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer shall not discriminate against any allottee at the time of allotment of any apartment, as the case may be, on any grounds.



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 Bangalore on this, Second of September, Two Thousand Twenty-Five (02/09/2025)

Place: Bangalore
Date: 02.09.2025



SWORN TO BEFORE ME
A.R. MUNEER AHMED
M.Com., LL.B., DPM & IR,
ADVOCATE & NOTARY PUBLIC
Reg. No. 4932
My Commission Expires On 21-11-2027
Mobile : 9845712075

2 SEP 2025

