

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

Affidavit cum Declaration of **M/s ESSEM 18 DEVELOPERS PRIVATE LIMITED**, promoter of the proposed project "**AKASHA BY ESSEM18**";

I, **S.M. VENKATESH**, S/o S. Munirathnam, aged about 56 years, Authorised Signatory of the M/s Essem 18 Developers Private Limited, a Company incorporated under the provisions of The Companies Act 2013, having its office at 2nd Floor, No.64/1, S M Plaza, DVG Road, Basavanagudi, Bengaluru, Karnataka- 560004. Promoter of the proposed project, "**AKASHA BY ESSEM18**", situated at Survey Nos. 34/2, 34/9/34/10, Khata No. 54 Sy No. /34/10/34/9/34/2, E-PID No.2556247483, Geddalahalli Village, Krishnarajapuram Hobli, Ward No. 25, Bengaluru, Karnataka - 560077. converted vide Conversion dated 26/12/2003 in No. BDS.DIS.ALN.SR(P) 156/2002-03, dated 19-05-2023 in no. 495428 and dated 19-05-2023 in no. 495463, measuring 1 acre 7 guntas or 4755 Square Metre do hereby solemnly declare, undertake and state as under:

1. That Landowners have a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is **31-05-2029**.
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 (**Account Name: ESSEM 18 DEVELOPERS PRIVATE LIMITED RERA DESIGNATED ACCOUNT FOR AKASHA BY ESSEM18, Account No: 777705429877, Bank: ICICI BANK, IFSC Code: ICIC0002320, Branch: BASAVANAGUDI, Bengaluru**) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in



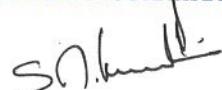
For **ESSEM 18 DEVELOPERS PRIVATE LIMITED**


S.M. Venkatesh
DIRECTOR

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

For ESSEM 18 DEVELOPERS PRIVATE LIMITED

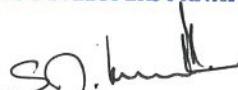

DIRECTOR
DEPONENT

Verification

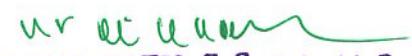
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at **Bengaluru** on this 25th day of August, **2025**

For ESSEM 18 DEVELOPERS PRIVATE LIMITED


DIRECTOR

SWORN TO BEFORE DEPONENT


ARAVIND PATIL G.G. B.A., LL.B
ADVOCATE & NOTARY
GOVT. OF KARNATAKA
28, 12th Main, Near Old Sub Register Office
4th Block, Jayanagar, Bengaluru - 560 011

21 AUG 2025

