



सत्यमेव जयते

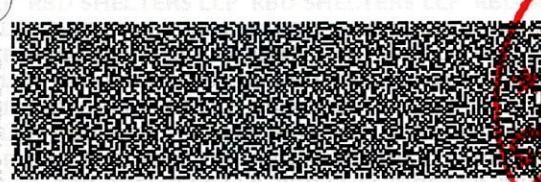
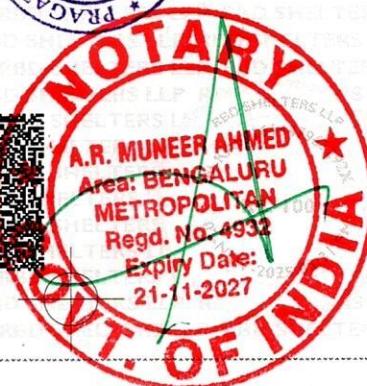
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

**Certificate No.** : IN-KA89161447963292X  
**Certificate Issued Date** : 07-Nov-2025 03:31 PM  
**Account Reference** : NONACC (FI)/ kacrsfl08/ INDIRA NAGAR7/ KA-SV  
**Unique Doc. Reference** : SUBIN-KAKACRSFL0885949840447533X  
**Purchased by** : RBD SHELTERS LLP  
**Description of Document** : Article 4 Affidavit  
**Property Description** : AFFIDAVIT CUM DECLARATION  
**Consideration Price (Rs.)** : 0  
**First Party** : RBD SHELTERS LLP  
**Second Party** : NA  
**Stamp Duty Paid By** : RBD SHELTERS 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 PROMOTER OR ANY PERSON AUTHORIZED BY THE  
 PROMOTER

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. AUSTIN ROACH, Authorized Signatory of the  
 M/s. RBD SHELTERS LLP, a Limited Liability Partnership Firm having it's registered

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://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.

office at GROUND FLOOR, 682, TIARA, 9TH A MAIN, DEFENCE COLONY, BINNAMANGALA 1ST STAGE, INDIRANAGAR, BENGALURU EAST, BENGALURU URBAN, KARNATAKA - 560038, promoter of the proposed Project ROACH CICADA situated at SY N.O.S: 17/2, 18/2, KHATHA NO. 2799, WARD NO. 150, DEMARCATED BY ITS BOUNDARIES (LATITUDE AND LONGITUDE OF THE END POINTS) 12.903660865623928 N & 77.6850560358993 E OF JUNNASANDRA VILLAGE, VARTHUR HOBLI, BENGALURU EAST, BENGALURU URBAN, KARNATAKA - 560035, land admeasuring 12747.49 SQ.MTS., 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

AND

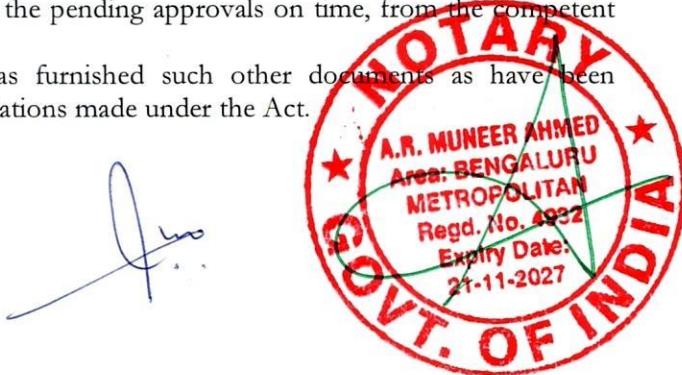
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me / promoter is 05-08-2030
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 in

#### **RERA Project Designated Account (70%):**

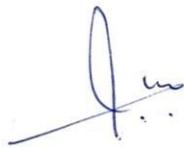
Account Name as per Bank Records based on pass sheet/passbook etc: RBD SHELTERS LLP RERA DESIGNATED ACCOUNT FOR ROACH CICADA  
Designated Account Number: 234005002392  
Bank Name: ICICI BANK LIMITED  
IFSC Code: ICIC0002340  
Branch Name: DOMLUR, BENGALURU - 560071

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 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 / 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 apartment, plot or building, as the case may be, on any grounds.

**Deponent**



**Mr. AUSTIN ROACH**  
(Authorized person of M/s. RBD SHELTERS LLP)  
Developer

**Verification**

I submit that what is stated above is true to the best of my information and belief and this is my signature

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

**Deponent**

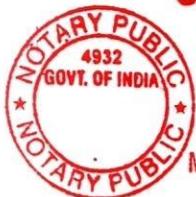


**Mr. AUSTIN ROACH**  
(Authorized person of M/s. RBD SHELTERS LLP)  
Developer

Identified by me:

Advocate

No of corrections:



**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



**07 NOV 2025**