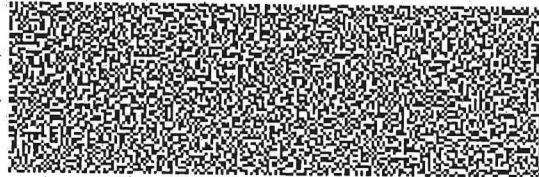


INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

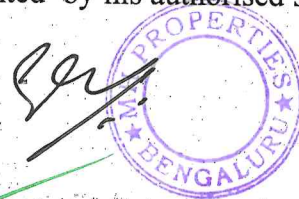
Certificate No. : IN-KA90350707792583X
Certificate Issued Date : 10-Nov-2025 01:00 PM
Account Reference : NONACC (FI)/ kabacsl08/ HIGH COURT/ KA-SV
Unique Doc. Reference : SUBIN-KAKABACSL0888193187840173X
Purchased by : M H PROPERTIES
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT CUM DECLARATION
Consideration Price (Rs.) : 0
(Zero)
First Party : M H PROPERTIES
Second Party : NA
Stamp Duty Paid By : M H PROPERTIES
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line.

AFFIDAVIT CUM DECLARATION

We/I, M/s. MH Properties, a Partnership Firm registered under the Partnership Act 1932, Having it Registered office at No.40/1, Vittal Mallya Road, Shanthala Nagara, Bengaluru- 560 001, represented by its managing Partner Mr. B.S. Nesara, S/o. late B.S. Shivarama, aged about 39 years, is the promoter of the proposed project represented by his authorised signatory Mr. Gangadhar S. vide its/his/their authorization



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.

I, Mr. B.S. NESARA, one of promoter of the proposed project and I am duly authorized by the other promoter of the proposed project represented his authorised signatory Mr. Gangadhar S. to swear this affidavit and 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 legally valid authentication of title of such land along with an authenticated copy of the Sale Deed 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 28.01.2029
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.
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 utilised 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.

Date: 22.11.2025

Place: Bengaluru


DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Bangalore on this 19th day of November 2025


Date: 22.11.2025

Place: Bengaluru


DEPONENT



SWORN TO BEFORE ME


N. NAGAPPA, B.Com., LL.B
ADVOCATE & NOTARY
GOVT. OF INDIA
No. 135, 4th Main Road,
6th Block, Banashankari 3rd Stage
3rd Phase, BENGALURU - 560 085

22 NOV 2025