

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.

: IN-KA80879198983216X

Certificate Issued Date

: 29-Oct-2025 04:35 PM

Account Reference

: NONACC (BK)/ kakscub08/ BANGALORE4/ KA-BV

Unique Doc. Reference

: SUBIN-KAKAKSCUB0870188179402745X

Purchased by

: LODHA DEVELOPERS LIMITED

Description of Document

: Article 4 Affidavit

Property Description

: AFFIDAVIT CUM DECLARATION

Consideration Price (Rs.)

: 0

(Zero)

First Party

: LODHA DEVELOPERS LIMITED

Second Party

: K RERA

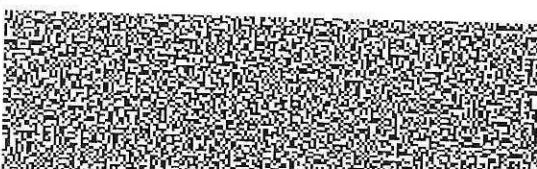
Stamp Duty Paid By

: LODHA DEVELOPERS LIMITED

Stamp Duty Amount(Rs.)

: 100

(One Hundred only)



Please write or type below this line

FORM-B
(See sub-rule (4) of rule 3)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. Lodha Developers Limited (formerly known as Macrotech Developers Limited), having its regional office at



NO. OF CORRECTIONS *NQ*

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.stampit.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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

SKAV 909, 7th Floor, 9/1 Lavelle Road, Richmond Circle, Bengaluru-560001, Mr. Shravanth.P, Mr. Novin Pilla Reddy, Mr. K.N. Manjunath and Mr. H. Sudheer, represented by its Power of Attorney Holder Lodha Developers Limited (formerly known as Macrotech Developers Limited), represented by its Authorized Signatory Mr. Ramesh Babu Malleboina, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization by the resolution of the board of directors dated 20.09.2022.

I, Mr. Ramesh Babu Malleboina, (Deponent) Authorized Signatory of promoter of the proposed project known as "Lodha Elanza", of Sy No. 137/1, 139/1, 139/2, 140, 149/2 (Old No. 149), 150, 151, 153/2 (old No. 153), 154/4, 155/1, 155/3, 155/4, 156/1, 156/2, 157, 158, 159/1, 159/2, 160/1, 160/2, 162/1, 162/2, 163, 174/1, 174/2, 174/3, 174/5 and 174/6, totally measuring an extent of **19 Acres 06 Guntas** situated at Yamare Village, Sarjapur Hobli, Anekal Taluk, Bangalore Rural, which is being developed, do hereby solemnly declare, undertake and state as under:

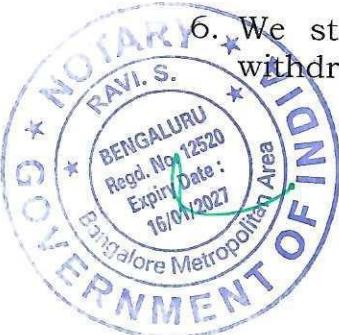
1. We state that Lodha Developers Limited (formerly known as Macrotech Developers Limited) Mr. Shravanth.P, Mr. Novin Pilla Reddy, Mr. K.N. Manjunath and Mr. H. Sudheer have a legal title to the land on which the development of the proposed project is to be carried out.

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. We state that the said land is free from all encumbrances.
3. We state that the time period within which the phase consisting of Towers A, B, C, D, E and F shall be completed by us/promoter on or before 30th September 2031.
4. We state that seventy percent of the amounts realized by 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. We state 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. We state that the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a

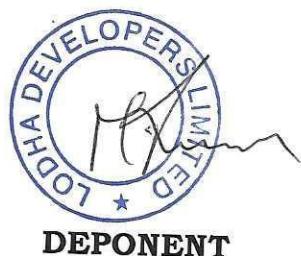


NO. OF CORRECTIONS *N*



chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. We state that the Promoter shall get the accounts audited within six months after the end of every financial year by 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. We state that the Promoter shall take all the pending approval on time, the competent authorities.
9. We state that the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We state that the 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

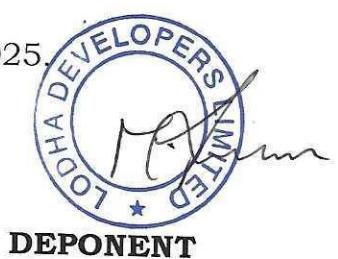
VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed there from.

Verified by me at Bengaluru on this 11th day of November 2025.



NO. OF CORRECTIONS *Nil*



DEPONENT

SWORN TO BEFORE ME

11/11/2025

**RAVI S., M.A., LL.B.,
ADVOCATE AND NOTARY
GOVT. OF INDIA**

**# 792, Sri Venkateshvara Nilaya, 9th 'B' Cross,
Triveni Road, Yeshwanthpura, Bangalore-560 022.**

11 NOV 2025