



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA06773229228502X
Certificate Issued Date : 27-Nov-2025 10:57 AM
Account Reference : NONACC (FI)/ kakscsa08/ HOODI/ KA-SV
Unique Doc. Reference : SUBIN-KAKAKSCSA0819684695887631X
Purchased by : SADHGURU DEVELOPERS
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SADHGURU DEVELOPERS
Second Party : RERA KARNATAKA
Stamp Duty Paid By : SADHGURU DEVELOPERS
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line

FORM B

AFFIDAVIT CUM DECLARATION

We/I, **Mr. G.Ramesh S/o Shri.G. Sriramulu Naidu**, Aged about 47 years, Managing Partner of the Company **M/s SADHGURU DEVELOPERS**, having registered office at **No.52, 1st A Main Road, Brundavan Layout, Bethel Nagar 1st Main, K R Puram, Bangalore -560 049** and Promoter of the Proposed project "**SRI SAI ABHAYAM**", Converted New Survey No.29/6, Old Survey No.29, situated at **BENDIGANAHALLI VILLAGE, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District, Bangalore**, do hereby solemnly declare, undertake and state as under:

For **SADHGURU DEVELOPERS**

Managing Partner

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.

1. I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me on **31st December 2027**.
4. That seventy percent of the amounts realized by me 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 shall take all the pending approvals in time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

For SADHGURU DEVELOPERS


DEPONENT
Managing Partner

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 05th December 2025

For SADHGURU DEVELOPERS


Managing Partner

DEPONENT



"SWORN TO BEFORE MF"

S. SUBASHINI, B.Sc., LL.B.
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
No. 402, 3rd Floor,
Mathrusree Silver Oak Apartment,
Karnasree Layout, Medahalli, Lav
BENGALURU 560049

05 DEC 2025