



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

Rs. 100/-

e-Stamp

Certificate No. : IN-KA08915323167104X
 Certificate Issued Date : 28-Nov-2025 05:32 PM
 Account Reference : NONACC (FI)/ kacrsf08/ KORAMANGALA5/ KA-JY
 Unique Doc. Reference : SUBIN-KAKACRSFL0823792512768711X
 Purchased by : SOBHA LTD
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SOBHA LTD
 Second Party : NA
 Stamp Duty Paid By : SOBHA LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, Pavithra G Kalmath, daughter of Guru Rudraiah Kalmath, aged about 40 years, General Manager and authorized signatory of M/s.Sobha Limited, a Company incorporated under the Companies Act, having registered office at "SOBHA", Sarjapur Marathahalli Outer Ring Road, Devarabeesanahalli, Bellandur Post, Bengaluru – 560103, the "Promoter" of **Sobha Altair**, the proposed "Project", authorized vide board resolution dated 16.05.2024, do hereby solemnly declare, undertake and state as under:

Pavithra G Kalmath

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. That the Promoter has entered into Joint Development Agreement dated 17.01.2025 with the land owner who has the legal title to the land in Survey No.56, measuring about 3 Acres 15 Guntas, converted for non-agricultural purposes vide Conversion Order bearing No.ALN/(E.V.H)/SR/347/2010-11 dated 20.06.2011 issued by the Special Deputy Commissioner, Bangalore District and Conversion Order bearing No.36272 dated 30.07.2025 issued by the Deputy Commissioner, Bangalore District and situated at Hadosiddapura Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, having Khata bearing No.150200402300320463 issued by Halanayakanahalli Gram Panchayath on portion of which the development of the Project 'Sobha Altair – Hadosiddapura - Phase 2 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. That the said land is free from all encumbrances and litigations.
3. That the time period within which the project shall be completed by the Promoter will be 31.05.2031.
4. That seventy per cent of the amounts realised by the 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 the 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 the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

*Varithmes
Kalmath*



10. That the Promoter shall not discriminate against any allottee at the time of allotment of any site/plot or building, as the case may be, on any grounds.

Thippeswamy Kaluath

Deponent

Verification

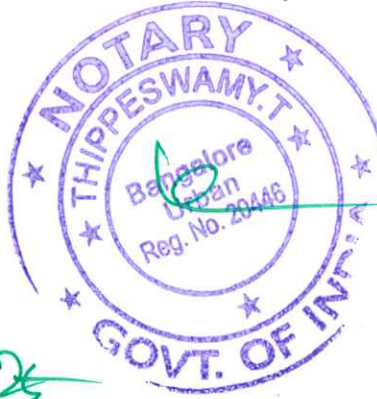
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bangalore on this 01.12.2025.

Thippeswamy Kaluath

Deponent

Identified by me



SWORN TO BEFORE ME

Thippeswamy.T 1/12/25

THIPPESWAMY.T
Advocate & Notary
Government of India
82, 1st Floor, 21st Main, 2nd Cross
Marenahalli J.P. Nagar 2nd Phase
Bengaluru-560 078