



Government of Karnataka

Rs. 100

Certificate No.	: IN-KA10273148674248X
Certificate Issued Date	: 05-Aug-2025 06:59 PM
Account Reference	: NONACC (FI)/ kagcsl08/ AVENUE ROAD/ KA-GN
Unique Doc. Reference	: SUBIN-KAKAGCSL0836099350052426X
Purchased by	: PARTH CONSTRUCTIONS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PARTH CONSTRUCTIONS PVT LTD
Second Party	: RERA
Stamp Duty Paid By	: PARTH CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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



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.

[illegible]

Affidavit cum declaration of I, Sanjeet Vijay Kumar Raut, Director of the company be and authorized signatory of M/s. Parth Constructions Private Limited, do hereby submit that, the company has registered the Residential Project PARTH GARDENIA before the Karnataka Real Estate Regulatory Authority vide Registration Number PRM/KA/RERA/1251/309/PR/171019/000265.

1. That the promoter has a legal title to the land on which the development of the project is to be carried out
AND
a legally valid authentication of title of such land for development of the real estate project is enclosed.
2. Possess such encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details in Annexure A.
3. That the time within which the project shall be completed by the promoter is 31/12/2029
4. That seventy per cent of the amount realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 amounts from 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 project have been utilized for the project and the withdrawal has followed 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.

SV Raut



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 row house, villa, apartment, plot or building on any grounds.

Bangalore

SVout

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 6th day of August 2025

No. OF CORRECTIONS

*Three only
+ only*

SVout

Deponent



SWORN TO BEFORE ME

06/08/25
S. NAGARAJA, B.A., LL.B.
ADVOCATE & NOTARY PUBLIC
(Govt. of Karnataka)
28/2, (Old No. 28), 11th Main,
50 Feet Road, Raghavendra Block,
Old Srinagara, New Girinagar,
BANGALORE - 560 050.