



Government of Karnataka

Certificate No.	: IN-KA97756201641140X
Certificate Issued Date	: 17-Nov-2025 04:25 PM
Account Reference	: NONACC (FI)/ kacrsf08/ HALASURU5/ KA-SV
Unique Doc. Reference	: SUBIN-KAKACRSFL0802630486540719X
Purchased by	: VALMARK DEVELOPERS PRIVATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: VALMARK DEVELOPERS PRIVATE LIMITED
Second Party	: KARNATAKA RERA
Stamp Duty Paid By	: VALMARK DEVELOPERS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line

Form-B

(Declaration about Non-litigation with respect to the Title of the land wherein Project being Developed)

I, Mahaveer, S/o. Shri Tejrav Gulecha aged 48 years, Director of M/s. Valmark Developers Pvt. Ltd., having registered office at 10th Floor, The Residency, No.133/1, Residency Road, Bangalore -560025, represented by its Authorized Signatory Mahaveer

For Valmark Developers Pvt. Ltd.

Mohamed

son of Shri Tejraj Gulecha aged 48 Years, Authorized signatory vide resolution of Authorization Dtd. 18.10.2025 for and promoter of the proposed project '**VALMARK CITYVILLE-2B**' Sy.No.2,3,5,6,7,8,9,24 of Chandrashekharpura & Sy.no.112 & 113 of Kammanahalli Village of Begur Hobli, Bangalore South Taluk -560068 and do hereby solemnly affirm and state on oath as follows:

- 1). I state that we have a legal title to the land on which the project being developed.
- 2). I state that, the land owner/ Promoter do hereby covenant and declares that the Schedule Property wherein the said project being developed is free from all encumbrances and that there are no claims, charges, attachments or lien from any person/s and there are no acquisition proceedings, notification's and no restraints or statutory orders, injunctions or any other legal impediment till today and the land owner/s has/have a subsisting right, title interest over the said property.
- 3). I state that, the land owner/ Promoter undertakes to indemnify and keep indemnified the Customers/ Allottees against all costs, damages, charges, that may be suffered or incurred the Customers/ Allottees as a result of any defect in title with respect of Schedule Property over which the said project being developed or any breach of the covenants contained or against any action/ proceedings initiated by authorities/ person/s whomsoever either claiming charge on the said Schedule Property over which the said project being developed.
- 4). **Project shall be completed on or before Dtd.30.09.2031.**
- 5). that the said land wherein project being developed is free from mortgage.

Verification

The contents of our above affidavit cum declaration are true and correct and nothing material has been concealed by us there from.

Bengaluru

Dated: **18 NOV 2025**

Identified by me:

Advocate

No of correction.

For Valmark Developers Pvt. Ltd.

Mahmud
Director / Authorised Signatory
DEPONENT



SWORN TO BEFORE ME
Anitha Bai
ANITHA BAI
ADVOCATE & NOTARY
No. 71, 2nd 'A' Cross,
Sai Baba Temple Road, Bandappa Garden,
Muthyalammanagar, Bengaluru-560 054