



Government of Karnataka

Certificate No.	: IN-KA73666068994237U
Certificate Issued Date	: 13-Jul-2022 11:13 AM
Account Reference	: NONACC (FI)/ kaksfcl08/ HALASURU/ KA-BA
Unique Doc. Reference	: SUBIN-KAKAKSFCL0867080685419240U
Purchased by	: PURAVANKARA LIMITED
Description of Document	: Article 4 Affidavit
Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PURAVANKARA LIMITED
Second Party	: NA
Stamp Duty Paid By	: PURAVANKARA LIMITED
Stamp Duty Amount(Rs.)	: 20 (Twenty only)



Please write or type below this line



We, **PURAVANKARA LTD**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at #130/1 Ulsoor Road, Bangalore - 560 042, represented here by its signatory, being the promoter and developer ("**Promoter**") of the proposed real estate project (the "**Project**"), to be developed and constructed on a land in Sy.No. 132/1, 132/2, 133/1, 133/2, 133/3, 135/1, and 136/1 3, Hosahalli Village, Jala Hobli, (the "**Project Land**");

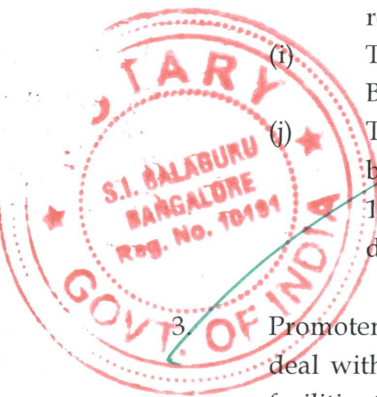
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

AND

- 1) Sammy's Dreamland Co Private Limited, a company incorporated under the companies Act, 1956(the "Land Owner") (CIN: U85110 KA 1995 PTC 017657) (PAN: AACCS 6592 A) having its registered office at #9 , "BEL Air Drive", Mekhri Circle, RT Nagar Post, Bellary Road, Bangalore - 560032, represented here by its authorized power of attorney holder, Puravankara Limited, represented by, Mr. Jatin Ujjini C S

Do hereby solemnly affirm and jointly state on oath as follows:

1. We, the Landowners being sole and absolute owners of the Project Land, having valid right, title and interest over the Project Land, have entered into an area sharing Joint Development agreement dated 24.03.2017 registered as Document No. YAN-1-08928-2016-17 at the office of the Sub-Registrar, Yalahanka , for development of the Project Land by constructing residential buildings.
2. We, the Landowners, do hereby jointly and severally undertake to indemnify allottees/purchasers of units in the Project in the event of any one or more of the following events occur and consequently prevent, restrict, or prohibit allottees/purchasers from taking possession of their respective units:
 - (a) In the event of any Disputes related to the title of the Project Land;
 - (b) Transfer of land in contravention of the restriction imposed under Section 61 of the Karnataka Land Act and Rules Framed thereunder.
 - (c) Alienation of land in contravention of Section 74 of the Karnataka Land Reforms Act 1961.
 - (d) Transfer of lands in contravention of the provisions of the Karnataka Village Officers Abolition Act 1961.
 - (e) Transfer of lands in contravention of the provisions of the Karnataka Land Grant Rules Act 1969.
 - (f) Transfer of land in contravening the provisions of Section 79-B of the Karnataka Land Reforms Act 1961 (Imposing prohibition of holding Agricultural Land by Certain persons No. RD 132 ERG 76 (P) dated 3.7.1985.
 - (g) Registration does not involve violation of section 22A of the registration Act 1908.
 - (h) Transfer of land during the period in which a notification published under sub-section (1) of Section 4 of the Land Acquisition Act, 1894 (Central Act 1 of 1894 is in force in respect of such Land).
 - (i) Transfer of Land in respect of which a notification published under section 17 of the Bangalore Development Authority Act 1976 (Karnataka Act 12 of 1976) is in force.
 - (j) Transfer of site during the subsistence of the Lease Cum Sale Agreement entered into by the allottee with the Bangalore Development Authority (Allotment of Sites Rules) 1984 (Sl. No. 9, 10, 11 and 12 issued as per Notification No. RD 132 ERG 76 Bangalore, dated 20th June 1988.
3. Promoter hereby specifically undertakes that Promoter will solely and exclusively provide and deal with its obligations related to the completion and delivery of common amenities and facilities that are a part of the Project and apartment units, whether allocated to the share of the



Promoter or Landowners. Promoter also undertakes to resolve any issues arising out of its obligation to provide and deliver common areas and facilities of the Project.

4. Promoter and Landowners jointly undertake that we shall be separately and individually liable and answerable to allottees/purchaser(s) of units pertaining to our respective shares.
5. That the Project Land is not mortgaged and is free from all encumbrances.
6. That the time period within which the Project shall be completed by us is 60 (sixty) months from the date on which the Karnataka Real Estate Regulatory Authority approves registration of the Project and assigns a permanent registration number to the Project.
7. The Landowners hereby undertakes that they shall open a separate bank account for deposit of seventy per cent (70%) of amounts received from allottees/purchaser(s) against sale of units allocated to our share, which will be maintained till completion of the Project with agreed specification, including obtaining occupancy/completion certificate for the Project.
8. Parties further declare that amounts withdrawn from our respective separate 70% accounts shall be in proportion to the percentage of completion of the Project.
9. Parties declare that withdrawal of amounts from our respective separate 70% accounts shall be certified by an engineer, an architect and chartered account, in accordance with applicable regulations in this regard.
10. The Landowners shall get their separate 70% account audited within 6 (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 amount 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.
11. That we, the Promoter and Landowners, shall obtain pending approvals from competent authorities on time.
12. That we, Promoter and Landowners, have furnished necessary documents as have been prescribed by applicable rules and regulations made under the Act.
13. That we, Promoter and Landowners, shall not discriminate against any allottee at the time of allotment of any apartment, plot or a building, as the case may be, on any grounds.

Place: Bangalore

Date: 27.06.2022



SWORN TO BEFORE ME

S. I. BALAGURU, B.SC, LL.B. (M.L.)
NOTARY

SEVT. OF INDIA, Regn. No. 10191
SHANON MIZPEM No. 35, MULCHINS ROAD
EKKR., 6th Cross, St. Thomas Town Post
BANGALORE - 560 084

For PURAVANKARA LIMITED

For the Landowners and Puravankara Limited

13 JUL 2022