



सत्यमेव जयते

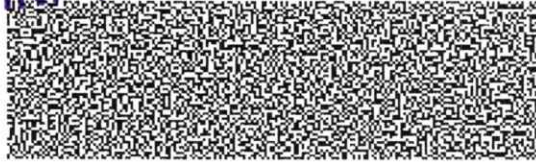
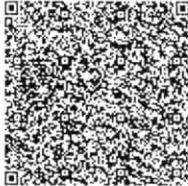
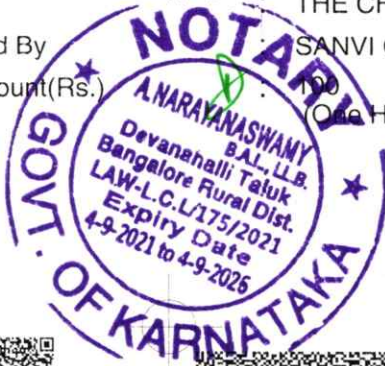
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INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA46128106100143W
 Certificate Issued Date : 21-Oct-2024 01:16 PM
 Account Reference : NONACC (FI)/ kagcs108/ VIJAYAPURA1/ KA-BR
 Unique Doc. Reference : SUBIN-KAKAGCSL0837123827722850W
 Purchased by : SANVI CONSTRUCTIONS
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SANVI CONSTRUCTIONS
 Second Party : THE CHAIRMAN KRERA
 Stamp Duty Paid By : SANVI CONSTRUCTIONS
 Stamp Duty Amount (Rs.) : 0 (One Hundred only)



Please write or type below this line

AFFIDAVIT CUM DECLARATION

We, **Sri.UPPARA NAGARAJU**, Son of Late.Sri.U.Guruswamy, Aged about 44 years, ,
 residing at Flat No. 203, Samveda Apartment, Sai Serenity Layout, Seegehalli,
 Bangalore- 560049

For SANVI CONSTRUCTIONS

[Signature]
 Partner

Statutory Alert.

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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 Managing Partner of the Company/firm **M/S SANVI CONSTRUCTIONS** and Promoter of the Proposed Project **IMPACT SANVI AERO GARDENS**,
And

THE GOVERNING COUNCIL OF IMPACT POLYTECHNIC, An Institute established by The Institute for Manpower, Planning and Career Training (IMPACT) a Society registered under Karnataka Society Registration Act, Having its office at IMPACT Campus, Kodigehalli, Bangalore 560 092 Represented by its Director Dr. K. P. Mathulla, aged 86 years, Son of Late. Sri. KM Paily Residing at IMPACT Campus, Kodigehalli, Bangalore 560 092 being the land owner of Non-Agricultural land bearing Survey No: 71/1 measuring 2 ACRES 20 GUNTAS converted vide Conversion Order dated 29.01.1991 Vide No: BDS/ALN/SRI(M)22/1991 ("Said Land") on which the Project **IMPACT SANVI AERO GARDENS** to be developed/developed do hereby solemnly affirm and jointly state on oath as follows:

1. We, the Second Deponents are the owners of the said Land having valid right, title and interest over the said Lands who has entered into the Joint Development Agreement dated: 05.08.2023, registered as Document No. **DNH-1-05102** in the office Sub-Registrar, **DEVANAHALLI** ("JDA") with the 1st Deponent for the Development of the said Land by Developing the Residential Layout.
2. We, the Second Deponents, hereby undertake to indemnify the allottees on the following:
 - a) In the event of any dispute related to the title of the property.
 - 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.

For SANVI CONSTRUCTIONS



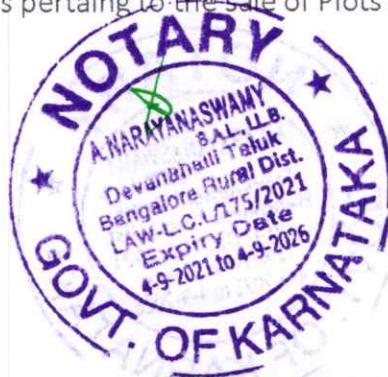
For SANVI CONSTRUCTIONS

[Signature]
Partner

- 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).
3. That apart, the 1st Deponent/Promoter hereby specifically undertakes that, all the obligations and issues with respect to conferment of common amenities, common facilities to the plots fallen to the share of both the Developer and the Owners in terms of the Sharing Agreement and shall be dealt, provided, complied and resolved solely by the 1st Deponent.
 4. We, the Deponents have become jointly entitled to the Developed area in terms of the Sharing Agreement and our entitlements have been identified in the said Sharing Agreement.
 5. We, the Deponents jointly undertake that we shall be respectively/individually be liable and answerable to the Purchaser/s of the Plot/s pertaining to our shares and will indemnify the Purchaser/s in event of any breach of the terms and conditions of any Agreements, Deeds pertaining to the sale of Plots and its ancillary obligations.

For SANVI CONSTRUCTIONS

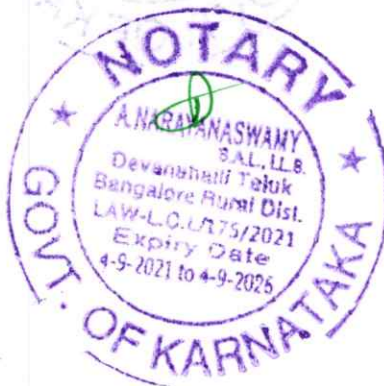
Partner



For SANVI CONSTRUCTIONS

Partner

6. That the time period within which the Project shall be completed by me before 30.12.2028.
7. The Promoter hereby undertakes that, they shall open a separate bank account for deposit of seventy per cent (70%) of realizations from the Allottees for sale of his/her/their share independently, till completion of the Project development with agreed specification including in obtaining the occupancy/completion certificate for development of project.
8. The First Deponent hereby undertakes that, seventy per cent of the amounts realized by us 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.
9. We further swear 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.
10. We swear that the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and character account in practices that the withdrawal is in proportion to the percentage of completion of the project.
11. That we the Promoter/ land owners shall get the account 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



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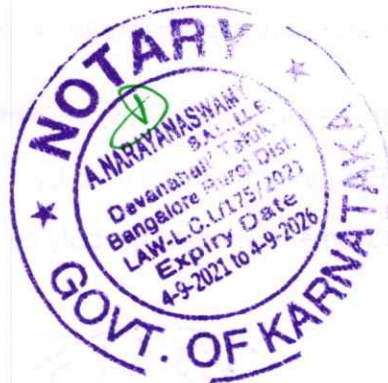
[Signature]
Partner

12. Chartered account 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.
13. That we the Promoter/s and land owner/s shall take all the pending approvals on time, for the competent authorities.
14. That we the Promoter/s and land owner/s have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
15. That we the Promoter/s and land owner/s 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.

We do hereby state and verify that the contents of this Affidavit are true and correct to the best of my/our knowledge, information and belief, no part of it is false and nothing material has been concealed there from.

Place: Bengaluru

Date: 21.10.2024



For SANVI CONSTRUCTIONS

[Signature]
Partner

DEPONENTS

For SANVI CONSTRUCTIONS

Partner

For SANVI CONSTRUCTIONS

[Signature]
Partner

PROMOTER

THE GOVERNING COUNCIL OF IMPACT POLYTECHNIC
An Institute established by The Institute for
Manpower Planning and Career Training (IMPACT) a
Society registered under Karnataka Society
Registration

Represented by GPA Holders

For SANVI CONSTRUCTIONS

[Signature]
Partner

M/S SANVI CONSTRUCTIONS



ATTESTED BY ME
[Signature] 21-10-2024
A. NARAYANASWAMY B.A.L., LL.B.
ADVOCATE & NOTARY
Ward No. 12, Durgathayi Street,
Vijayapura Town, Devanahalli Taluk,
Bangalore Rural Dist-562 135