



सत्यमेव जयते

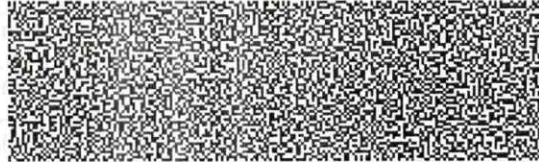
INDIA NON JUDICIAL

Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA33337469378703X
 Certificate Issued Date : 17-May-2025 11:32 AM
 Account Reference : NONACC (FI)/ kagcs108/ HSR LAYOUT/ KA-SV
 Unique Doc. Reference : SUBIN-KAKAGCSL0889470021288927X
 Purchased by : NBR PROJECTS LLP
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : NBR PROJECTS LLP
 Second Party : NA
 Stamp Duty Paid By : NBR PROJECTS LLP
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

FORM- B

28 MAY 2025

Affidavit cum Declaration

Affidavit cum Declaration of **M/s NBR Projects LLP**, Developer of the project '**Soul of the Seasons – Phase 1**' located at Survey No. 27/3 (PART), 27/6, 27/26 (PART), 45/1 (PART) of Kachamaranahalli Village, Varthur Hobli, Bangalore East Taluk.

N. Aravind

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.

I, **Mr. N Nagabushana Reddy**, Authorised Signatory of **M/s NBR Projects LLP**, being the Developer of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated 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.
3. That the time period within which the project shall be completed by us is **30/11/2029**.
4. That seventy percent (70%) of the amounts realised 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.
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 we 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 we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



28 MAY 2025

N. Aravind

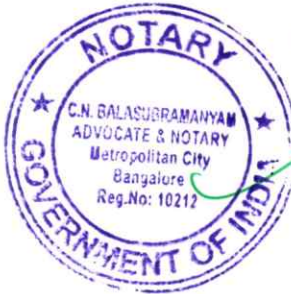
10. That we shall not discriminate against any allottee at the time of allotment of any plot or building, as the case may be, on any grounds.

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 21st day of May 2025.

N. Arjun
DEPONENT



"SWORN TO BEFORE ME"
C.N. Balasubramanyam
C.N. BALASUBRAMANYAM
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
#115/A, 4th Cross, 13th Main
Bank Officer's Colony,
BTM Layout 1st Stage,
BANGALORE - 560 068

28 MAY 2025