



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka



Rs. 100

e-Stamp

NITHYA INFRA SUNSHINE NITHYA INFRA SUNSHINE NITHYA INFRA SUNSHINE NITHYA INFRA SUNSHINE NITHYA INFRA SUNSHINE

Certificate No. : IN-KA34289993109363X

Certificate Issued Date : 19-May-2025 11:34 AM

Account Reference : NONACC (FI)/ kacrsf08/ HBR LAYOUT/ KA-SV

Unique Doc. Reference : SUBIN-KAKACRSFL0891331757479184X

Purchased by : NITHYA INFRA SUNSHINE

Description of Document : Article 4 Affidavit

Property Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : NITHYA INFRA SUNSHINE

Second Party : NA

Stamp Duty Paid By : NITHYA INFRA SUNSHINE

Stamp Duty Amount (Rs.) : 100
(One Hundred only)

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NOTARY
File No. 5/131/8/11-NC
S.R. Nanjunda Swamy
Bangalore
Regd. No. 10097
GOVT. OF INDIA

Stamp Duty Amount (Rs.) : 100
19-MAY-2025 11:34 AM

Please write or type below this line

FORM-B

Affidavit cum Declaration

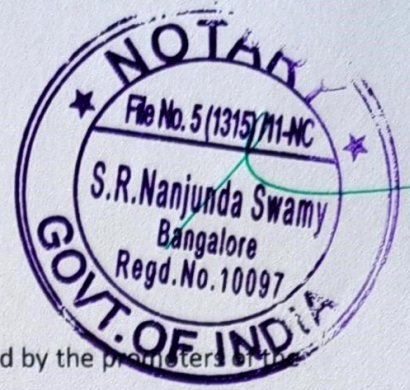
Affidavit cum Declaration of **Mr. R Raghava Reddy** S/o Sri R Raghavendra Reddy, aged about 29 years, is Promoter of the **Nithya Infra Sunshine PROJECT**/duly authorized by the promoter of the proposed project Vide its/his/their authorization dated 19.05.2025;

For **NITHYA INFRA SUNSHINE**

R. Raghava Reddy
Partner:

Statutory Alert:

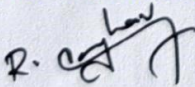
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the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



We **Mr. R Raghava Reddy** promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed or I 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 copy of 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/promoter is 31/12/2027
4. That seventy per cent of the amounts 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 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 I/ promoter 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 utilized for the project and the withdrawal has been in compliance with 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.
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 apartment, plot or building, as the case may be, on any grounds.

For NITHYA INFRA SUNSHINE


Partner

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
19/05/2025.

For NITHYA INFRA SUNSHINE

[Signature]
Partner

Deponent

19 MAY 2025



[Signature]
S.R. NANJUNDA SWAMY,
B.Sc., LL.B.,
ADVOCATE & NOTARY PUBLIC
GOVT. OF INDIA
211, 4th "C" Cross, HRBR 3rd Block
Kalyan Nagar, Bengaluru-560043
Mob: 9845587419