



सत्यमेव जयते

INDIA NON JUDICIAL

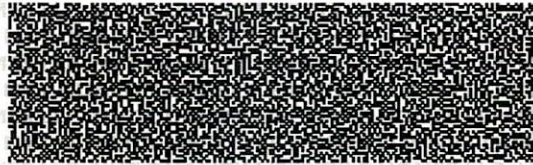
Government of Karnataka

Rs. 100

e-Stamp

Certificate No. : IN-KA90160846884398X
Certificate Issued Date : 25-Mar-2025 01:44 PM
Account Reference : NONACC (FI)/ kagcs108/ HAGADUR COLONY/ KA-SV
Unique Doc. Reference : SUBIN-KAKAGCSL0807416034357851X
Purchased by : NVT QUALITY LIFESTYLE HOMES LLP
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
 (Zero)
First Party : NVT QUALITY LIFESTYLE HOMES LLP
Second Party : KARNATAKA RERA
Stamp Duty Paid By : NVT QUALITY LIFESTYLE HOMES LLP
Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

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Please **FORM-B** below this line

[See sub-rule (4) of rule 3]

Affidavit cum Declaration

I, **Mr.VIVEK GARG**, aged about 47 years, Partner and authorised signatory of **NVT QUALITY LIFESTYLE HOMES LLP**, having its registered office at CAP-1, EOIZ, Export Promotion Industrial Park, Near ITPL, Whitefield, Bengaluru (Bangalore) Urban, Karnataka, 560 066 and Promoter of the Proposed project **NVT OIKOS** located at Sy No 6/3, measuring 2 Acre 9.25 Guntas, situated at Pattandur Agrahara Village, K R Pura Hobli, Bangalore East Taluk – 560 066.



I. D. Mulyur
Chanderkula

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.

That Land Owner, **Mr. Takesh D Malgonkar** S/o Late Divakar Malgonkar, Aged about 57 years and **Smt. Chandrakala V Malgonkar** W/o Takesh D Malgonkar, aged about 53 years, are the owners of 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 the agreement between such owner and promoter for development of the Real Estate Project is enclosed with.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me is **31-12-2030**.
3. That seventy per cent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in the designated bank account to be maintained in a scheduled bank **Account Name: NVT QUALITY LIFESTYLE HOMES LLP RERA Designated Account for NVT OIKOS, Account No: 43146538136, Bank: State Bank of India, IFSC Code: SBIN0004456, Branch: Whitefield Branch** to cover the cost of construction and the land cost and shall be used only for that purpose.
4. 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.
5. 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.
6. 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.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of allotment of any Unit/Villa as the case may be, on any grounds.



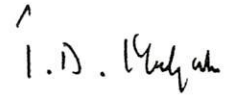
Verification

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 **Bengaluru** on this Twenty-Sixth day of March, 2025.


Vivek Garg
(Authorized Signatory)
DEPONENT




Takesh D Malgonkar
(LAND OWNER)


Chandrakala V Malgonkar
(LAND OWNER)




MANJUNATH.T
Advocate & Notary
GOVT. OF INDIA
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02 APR 2025