

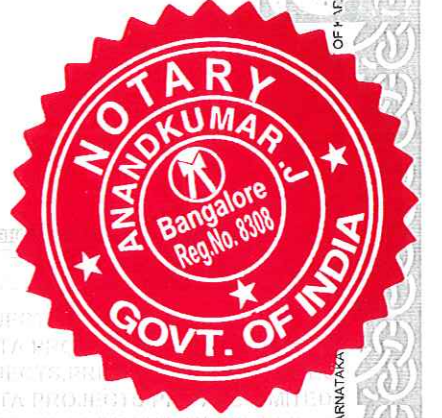


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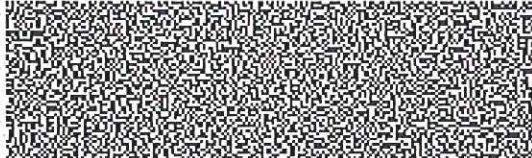
Government of Karnataka

e-Stamp



Certificate No. : IN-KA91768468856319W
 Certificate Issued Date : 11-Dec-2024 11:17 AM
 Account Reference : NONACC (FI)/ kacrsf108/ MAHADEVUPURA2/ KA-SV
 Unique Doc. Reference : SUBIN-KAKACRSFL0823008876646858W
 Purchased by : TRIFECTA PROJECTS PRIVATE LIMITED
 Description of Document : Article 4 Affidavit
 Property Description : AFFIDAVIT CUM DECLARATION
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : TRIFECTA PROJECTS PRIVATE LIMITED
 Second Party : RERA KARNATAKA
 Stamp Duty Paid By : TRIFECTA PROJECTS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

Sl. No. 446 Page 41
 Voll. 11/12/24. Date



Please write or type below this line

AFFIDAVIT CUM DECLARATION

I/We Trifecta Projects Pvt. Ltd. represented by its authorized signatory
 Mr. Ramireddy Venkata Subbareddy having office at SURVEY NO 66/2,
 67/1, WHITE FIELD MAIN ROAD,,
 GARUDACHARPALYA, MAHADEVAPURA POST, BANGALORE,
 Bangalore, Karnataka, India, 560048 being Promoter to the Project

For TRIFECTA PROJECTS PVT.LTD.

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NV who my
 Managing Director



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.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

"TRIFECTA VERDE EN RESPLANDOR VILLA PHASE 3" being located at Sy No 5/5, 5/6, 6/7, 6/10, 6/11, 6/12, 9/1A, 10/1, 10/2, 10/3, 20/9, 24/5, 24/12 of Jyothipura, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore Urban District 560049.

And

I submit that, I have a legal title on a total land of 10 Acre 21 Guntas spread over the below mentioned Sy. No's. as detailed below,

- where the The Land bearing **Sy. No. 5/6** duly converted land from agriculture to non-agriculture usage with conversion order no. ALN(EBB)SR/75/17-18 Dated 43220 Admeasuring a total area of 35 Guntas havig title through the Joint development agreement with document No. BNS-1-01104-2017-18 dated 42850 Scheduled by Land bearing Sy. No. 5/1 on the East, Land bearing Sy. No. 6/7 on the West, Land Belonging to Venkatappa on the North AND Land Belonging to Sonnegowda on the South and
- The Land bearing **Sy. No. 10/2** duly converted land from agriculture to non-agriculture usage with conversion order no. 679084 Dated 45470 Admeasuring a total area of 1 Acre havig title through the Joint development agreement with document No. MDP-1-02183-2024-25 dated 45474 Scheduled by Land in Sy. No. 9/1A on the East, Remaining Portion of Same Sy. No. 10/2 on the West, Nala and Sy. No. 24/6A, 24/6B, 24/6C, 24/6D on the North AND Land in Sy. No. 11/1 and 11/2 on the South and
- The Land bearing **Sy. No. 20/9** duly converted land from agriculture to non-agriculture usage with conversion order no. 585967 Dated 45311 Admeasuring a total area of 25 Guntas havig title through the Joint development agreement with document No. MDP-1-02708-2023-24 dated 45111 Scheduled by Land in Sy. No. 20/2A on the East, Land in Sy. No. 123 on the West, Land in Sy. No. 22 on the North AND Land in Sy. No. 20/1 on the South and
- The Land bearing **Sy. No. 10/2** duly converted land from agriculture to non-agriculture usage with conversion order no. 679084 Dated 45470 Admeasuring a total area of 2 Acre 5 Guntas

For TRIFECTA PROJECTS PVT.LTD.

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NV who my

Managing Director



havig title through the Exchange Deed with document No. MDP-1-02184-2024-25 dated 45474 Scheduled by Remaining Portion of Same Sy. No. 10/2 on the East, Land in Sy. No. 10/1 on the West, Nala and Sy. No. 24/7 on the North AND Land in Sy. No. 11/1 and 11/2 on the South and

- The Land bearing **Sy. No. 5/5 (Old 5/1)** duly converted land from agriculture to non-agriculture usage with conversion order no. ALN(EBB)SR/101/17-18 Dated 43288 Admeasuring a total area of 7 Guntas havig title through the Sale Deed with document No. MDP-1-10704-2023-24 dated 43887 Scheduled by Road and remaining portion of Land in Sy No.5/1, belongs to Munishami Gowda on the East, remaining portion of Land in Sy No.5/1 on the West, remaining portion of Land in Sy No.6, belongs to Venkatappa on the North AND remaining portion of Land in Sy No.5/2, belongs to Sonnegowda on the South and
- The Land bearing **Sy. No. 6/7** duly converted land from agriculture to non-agriculture usage with conversion order no. ALN(EBB)SR/79/17-18 Dated 43220 Admeasuring a total area of 19 Guntas havig title through the Sale Deed with document No. BNS-1-01124-2017-18 dated 42850 Scheduled by Land in Sy No.5/1 on the East, Land belongs to Subbanna on the West, Land belongs to children's of Muddamma on the North AND Land belongs to D.Shivamurthy on the South and
- The Land bearing **Sy. No. 6/10 (Old 6/1)** duly converted land from agriculture to non-agriculture usage with conversion order no. 645553 Dated 45385 Admeasuring a total area of 18 Guntas havig title through the Sale Deed with document No. MDP-1-08960-2023-24 dated 45335 Scheduled by Remaining portion of same survey number.6/1 on the East, Land bearing Sy.No.6/2 on the West, Land bearing Sy.Nos. 7, 10 and 33 on the North AND Land bearing Sy.No.6/8 on the South and
- The Land bearing **Sy. No. 6/11 (Old Sy. No. 6/8)** duly converted land from agriculture to non-agriculture usage with conversion order no. 645554 Dated 45385 Admeasuring a total area of 17 Guntas havig title through the Sale Deed with document No. MDP-

For TRIFECTA PROJECTS PVT.LTD.

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NV *[Signature]*
Managing Director



1-08957-2023-24 dated 45335 Scheduled by Remaining portion of same Survey Number.6/8 on the East, Land bearing Sy.No.6/2 on the West, Land bearing Sy.No.6/1 on the North AND Land bearing Sy.No.6/9 on the South and

- The Land bearing **Sy. No. 6/12 (Old Sy. No. 6/9)** duly converted land from agriculture to non-agriculture usage with conversion order no. 645557 Dated 45385 Admeasuring a total area of 17 Guntas havig title through the Sale Deed with document No. MDP-1-08958-2023-24 dated 45335 Scheduled by remaining portion of same survey number.6/9 on the East, Land bearing Sy.No.6/2 on the West, Land bearing Sy.No.6/8 on the North AND Land bearing Sy.No.5 on the South and
- The Land bearing **Sy. No. 9/1A** duly converted land from agriculture to non-agriculture usage with conversion order no. 333490 Dated 44662 Admeasuring a total area of 1 Acre 21 Guntas havig title through the Sale Deed with document No. MDP-1-06940-2020-21 dated 44231 Scheduled by Land in Sy. No. 9/4 and 9/5 on the East, Land in Sy. No. 11/2 a 10/2 on the West, Land in Sy. No. 9/1B on the North AND Land in Sy. No. 9/2 on the South. The Land bearing **Sy. No. 10/1** duly converted land from agriculture to non-agriculture usage with conversion order no. 333488 Dated 44662 Admeasuring a total area of 1 Acre 17 Guntas havig title through the Sale Deed with document No. MDP-1-02331-2022-23 dated 44722 Scheduled by Land Bearing Sy. No. 10/2 on the East, Road and Land Bearing Sy. No. 10/3 on the West, Kaluve on the North AND Land in Sy. No. 11 on the South and
- The Land bearing **Sy. No. 10/3** duly converted land from agriculture to non-agriculture usage with conversion order no. 197061 Dated 44549 Admeasuring a total area of 29 Guntas havig title through the Sale Deed with document No. MDP-1-02328-2022-23 dated 44722 Scheduled by Land Bearing Sy. No. 10/1 on the East, Land Bearing Sy. No. 22 on the West, Kaluve on the North AND Land Bearing Sy. No. 11 on the South and
- The Land bearing **Sy. No. 24/5** duly converted land from agriculture to non-agriculture usage with conversion order no.

For TRIFECTA PROJECTS PVT.LTD.

NV Subramanyam
Managing Director

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411105 Dated 44863 Admeasuring a total area of 5 Guntas having title through the Sale Deed with document No. MDP-1-01979-2023-24 dated 45083 Scheduled by Land in Sy. No. 24/4 belonging to tanisandra venkatappa on the East, Land in Sy. No. 24/6 belonging to Late Ramaiah on the West, Land in Sy. No. 24/3 belonging to Chikka Ramaiah and Erappa on the North AND Road and Kaluve on the South and

- The Land bearing Sy. No. 24/12 duly converted land from agriculture to non-agriculture usage with conversion order no. 686813 Dated 45495 Admeasuring a total area of 6 Guntas having title through the Sale Deed with document No. MDP-1-02870-2023-24 dated 45503 Scheduled by Land in Sy. No. 24/3 on the East, Land in Sy. No. 24/9 on the West, Thirumenahalli Gedi on the North AND Road and Sy. No. 24/5 and 24/6 on the South.

All the piece and parcel of the undeveloped converted land admeasuring 10 Acre 21 Guntas (42593.17 Sq Mt) approved under Hoskote Planning authority with HPA/LAO/07/2022-23 situated at Sy No 5/5, 5/6, 6/7, 6/10, 6/11, 6/12, 9/1A, 10/1, 10/2, 10/3, 20/9, 24/5, 24/12 of Jyothipura, Bidarahalli Hobli, Bengaluru East Taluk, Bangalore Urban District, do hereby solemnly affirm to oath as follows:

- 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.
- 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

For TRIFECTA PROJECTS PVT.LTD.

AN who m

Managing Director

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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.

1. 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 Units fallen to the share of both the Developer and the Owners in terms of the JDA and shall be dealt, provided, complied and resolved solely by the 1st Deponent.
2. We, the Deponents have become jointly entitled to the Built-up area in terms of the Joint Development Agreement and our entitlements have been identified in the Supplementary/Sharing/Addendum Agreement dated 06-05-2022. The copy of the Sharing Agreement is annexed herewith as Annexure-II“.
3. We, the Deponents jointly undertake that we shall be respectively/individually be liable and answerable to the

For TRIFECTA PROJECTS PVT.LTD.

NV Info my
Managing Director

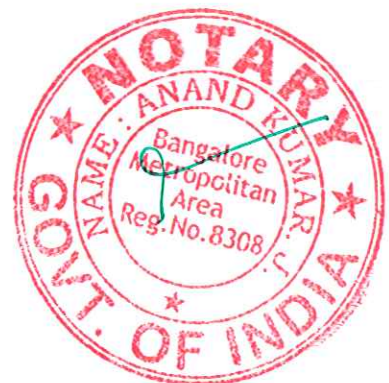


Purchaser/s of the Unit/s pertaining to our shares and will indemnify the Purchaser/s in event of any breach of the terms and conditions of any Agreements, Deeds pertaining to the sale of Units and its ancillary obligations.

4. That the Said Land is not mortgaged.
5. That the time period within which the Project shall be completed by us is **9th December 2027**.
6. The Second Deponent hereby undertakes that, he/she/they shall open a separate bank account for deposit of seventy per cent (70%) of realisations 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.
7. The First Deponent hereby undertakes that, seventy per cent (70%) 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.
8. 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.
9. 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.

For TRIFECTA PROJECTS PVT.LTD.

NV Subramani
Managing Director



10. 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 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.
11. That we the Promoter/s and land owner/s shall take all the pending approvals on time, for the competent authorities.
12. 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.
13. 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.

For TRIFECTA PROJECTS PVT.LTD.

N V Sharma

Managing Director

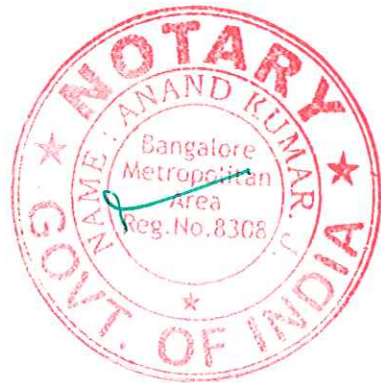
Deponents

For TRIFECTA PROJECTS PVT.LTD.

N V Sharma

Managing Director

Promoter



SWORN TO BEFORE ME
[Signature]
J. ANAND KUMAR, B.Com., LL.B.
ADVOCATE & NOTARY
GOVT. OF INDIA
No. 2, Ananda Nilaya, Vinobhanagar,
H. Siddaiah Road, Bangalore-560027.

