



**That Land Owner, M/s. SHUBA PRAGATHI BUILDERS AND DEVELOPERS**, a Partnership Firm, having its Office at No.51, Manjunatha Nilaya, Hennur Main Road, Kacharakanahalli, St.Thomas Town Post, Bengaluru-560 084, represented by its Partners **Mr.R.Shankar**, aged about 60 years, S/o.Mr.Ramachandrappa and **Mrs.M.S.Dhanalakshmi**, aged about 50 years, W/o Mr.R.Shankar, Legal title of such 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 ESTATE LLP RERA Designated Account for NVT A WONDERFUL WORLD PHASE I**, account No:**42909332954**, **Bank:State bank of India, IFSC Code:SBIN0004456, Branch: White Field 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 apartment as the case may be, on any grounds.



For SHUBA PRAGATHI BUILDERS & DEVELOPERS

*R. Shankar*  
Partner

SWORN TO BEFORE ME

*VYSHALI, K. B.A.L., LL.B.*  
ADVOCATE & NOTARY PUBLIC  
Govt Of India  
#16, "Lakshmiranga" 2nd 'D' Cross,  
Ramaiah Layout, Kacharakanahalli,  
Bengaluru - 560 084

6-8-2022

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 day of 6 Aug, 2025.



Vivek Garg  
(Authorized Signatory)  
**DEPONENT**

For SHUBA PRAGATHI BUILDERS & DEVELOPERS

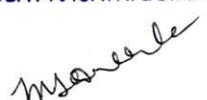
1.



Partner

For SHUBA PRAGATHI BUILDERS & DEVELOPERS

2.



Partner

M/s. SHUBA PRAGATHI BUILDERS AND DEVELOPERS

Rep by its Partners R. Shankar & M.S. Dhanalakshmi  
(LAND OWNERS)



**SWORN TO BEFORE ME**

VYSHALI K. R.A.L.L.B.  
ADVOCATE & NOTARY PUBLIC  
Govt Of India  
# 16, "Lakshmiranga" 2nd 'D' Cross,  
Ramaiah Layout, Kacharakanahalli  
Bengaluru - 560 084

6-8-2025