सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	:	**IN-KA25479633198479Y**
Certificate Issued Date	:	02-Apr-2026 07:04 PM
Account Reference	:	NONACC (FI)/ kagcsl08/ HRBR LAYOUT/ KA-SV
Unique Doc. Reference	:	SUBIN-KAKAGCSL0845748825303755Y
Purchased by	:	NPS DEVELOPERS
Description of Document	:	Article 4 Affidavit
Property Description	:	AFFIDAVIT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	NPS DEVELOPERS
Second Party	:	RERA CHAIRMAN
Stamp Duty Paid By	:	NPS DEVELOPERS
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

SEVA KENDRA HRBR LAYOUT BRANCH Authorized Signatory

Please write or type below this line

AFFIDAVIT CUM DECLARATION

I/We, NPS DEVELOPERS being a Partnership Firm having office address at NPS DEVELOPERS302, sai revera aprtment, Kaggadaspura main roadBengaluruBengaluru UrbanKarnataka560093 being represented by its Authorised Signatory Mr. Suman Kumar. Y (ABNPY0515E) developes/Constructs the proposed Project NATURE'S NEST being a Residential Apartment project Situated at Sy. No 45/1, 46, 47/2, 47/3, 47/4, 47/5, 47/6, 54/4, 54/6, 54/11, 54/12, 57/3, 57/4, 57/5, 57/9, 57/10, 59/2, 59/3, 59/4, 59/5, 59/6, BIDARE AGRAHARA VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK.BIDARAHALLI HOBLIBANGALORE EAST 560067 with an entire land parcle in the project admeasuring 24660 sq. Mt's.

For NPS DEVELOPERS

Managing Partners

NOTARY Y.R. CHANDRASEKAR B.Com., LL.B., Bengaluru City LAW 48 LCL 2021 GOVT. OF KARNATAKA

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.

The Promoter is Joint Development Agreement Holder of the entire land havning clear title on the entire piece and parcle of Situated at Sy. No 45/1, 46, 47/2, 47/3, 47/4, 47/5, 47/6, 54/4, 54/6, 54/11, 54/12, 57/3, 57/4, 57/5, 57/9, 57/10, 59/2, 59/3, 59/4, 59/5, 59/6, BIDARE AGRAHARA VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK.BIDARAHALLI HOBLIBANGALORE EAST 560067. The Promoter has clear and marketable title to the owned portion and lawful, irrevocable development rights over the Joint Development Agreement held portion, thereby possessing full authority to develop the entire land parcel.

I submit that we are duly authorized to swear to this Affidavit.

All that piece and parcel of property bearing Sy. No 45/1, 46, 47/2, 47/3, 47/4, 47/5, 47/6, 54/4, 54/6, 54/11, 54/12, 57/3, 57/4, 57/5, 57/9, 57/10, 59/2, 59/3, 59/4, 59/5, 59/6, BIDARE AGRAHARA VILLAGE, BIDARAHALLI HOBLI, BANGALORE EAST TALUK. Totally admeasuring 24660 Sq. Mt's. area being developed by NPS DEVELOPERS.

1 I/We, the Second Deponents all the Land Owners of the said land having valid right,title and interest over the said land who has entered into the Joint Developoment Agreement accotdingly specified above with 1st deponent for the development of the said land bu constructing/Developing.

2 We, the Second Deponents all the Land Owners as specified above, hereby undertake to indemnify the allottees on the following:

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 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

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.

3 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.

4 We, the Deponents have become jointly entitled to the Built-up area in terms of the Joint Development Agreement and our entitlements to be identified in the prospective Supplementary/Sharing/Addendum Agreement.

5 We, the Deponents jointly undertake that we shall be respectively/individually be liable and answerable to the 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.

6 That the Said Land is not mortgaged.

7 That the time period within which the Project shall be completed by us is 31-Dec-2031

8 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.

For NPS DEVELOPERS

Managing Partners

NOTARY
Y.R. CHANDRASEKAR
B.Com., LL.B.,
Bengaluru City
LAW 48
LCL 2021
GOVT. OF KARNATAKA

9 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.

10 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.

11 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.

12 That we the Promoter/ land owners shall get the account audited within six months after the end of every financial year by a charted 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.

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

14 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.

15 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 NPS DEVELOPERS

Deponent

Managing Partners

Promoter

Land Owner/s

Place Bengaluru
Date 02-04-2026

NOTARY
Y.R. CHANDRASEKAR
B.Com., LL.B.,
Bengaluru City
LAW 48
LCL 2021
GOVT. OF KARNATAKA

SWORN TO BEFORE ME

Y.R. CHANDRASEKAR B.Com., LL.B.
ADVOCATE & NOTARY
No. 3, 2nd Main, 10th Cross,
Kanakanagar, R.T. Nagar Post,
BANGALORE - 560032.

02 APR 2026