



सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of Karnataka

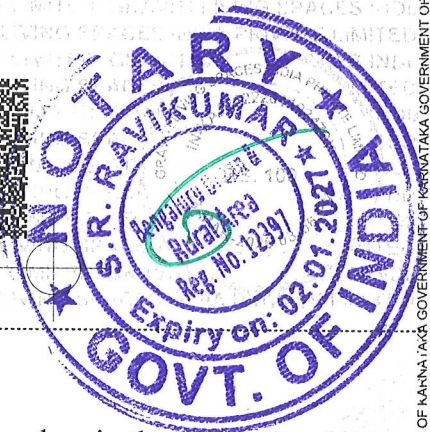
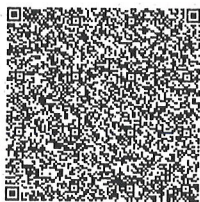
Rs. 100

#### e-Stamp

**Certificate No.** : IN-KA12022201193478Y  
**Certificate Issued Date** : 18-Mar-2026 03:06 PM  
**Account Reference** : NONACC (FI)/ kaksfcl08/ R T NAGAR/ KA-GN  
**Unique Doc. Reference** : SUBIN-KAKAKSFCL0820301713162084Y  
**Purchased by** : GRAVITI LIVING SPACES INDIA PRIVATE LIMITED  
**Description of Document** : Article 4 Affidavit  
**Property Description** : AFFIDAVIT  
**Consideration Price (Rs.)** : 0  
 (Zero)  
**First Party** : GRAVITI LIVING SPACES INDIA PRIVATE LIMITED  
**Second Party** : KARNATAKA REAL ESTATE REGULATORY AUTHORITY  
**Stamp Duty Paid By** : GRAVITI LIVING SPACES INDIA PRIVATE LIMITED  
**Stamp Duty Amount(Rs.)** : 100  
 (One Hundred only)

For Dr. Hegde Credit Souharta Sahakari Ltd.  
 R.T. Nagar, Bengaluru

Authorised Signatory



Please write or type below this line

#### AFFIDAVIT

(Declaration about non-litigation with respect to title of the Property wherein the Project is being developed)

Graviti Living Spaces (India) Pvt Ltd [formerly known as Daimen Pharma Pvt Ltd], a company incorporated under the provisions of the Companies Act, 2013 having its registered office at 8-2-248/1/7/64, Plot No. 64 Nagarjuna Co-operative Housing Society, Punjagutta, Hyderabad, Telangana – 500082.

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#### 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.

having PAN No. AAICDI470A, represented by its Authorized signatory Mr. Shashi Ketu, having AADHAR No. 3965 2811 8107, hereinafter referred to as the "**Developer**", which term, wherever the context requires or permits, shall mean and include its successors in title and assigns.

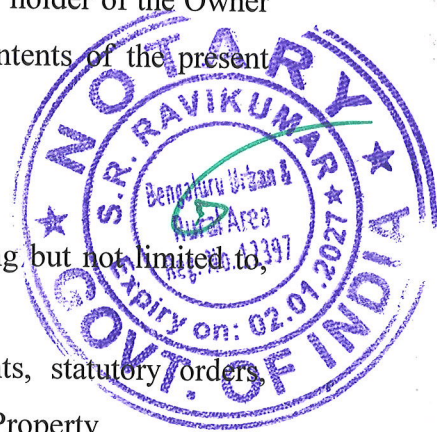
Wherefore, the Developer does hereby declare and state as under:

1. By way of absolute sale deed dated 27.03.2025, registered as Document No. YAN-1-1522-0-2024-2025, Mr. N. Shivaprasad (**'Owner'**) acquired right, title and interest over the land bearing Survey No. 24/2, situated Kadaganahalli Village, Jala Hobli, Yelahanka Taluk, Bangalore 562157, measuring 3 Acres 33 Guntas (**'Property'**). Hence, the Owner is the absolute lawful owner of the Property.
2. The Owner has entered into Joint Development Agreement dated 27.03.2025 registered as Document No. YAN-1-15223-2014-2025 with Developer herein for development of the residential apartment project by name of **'Hanging Gardens'** on the Schedule Property (**'Project'**).
3. The Owner has executed General Power of Attorney in favour of the Developer dated 27.03.2025 registered as YAN-1-886-2024-2025 authorizing the Developer to obtain all necessary permissions, licenses etc. and alienate his part of built-up area in favour of any third party.
4. Thus, the Developer is duly appointed General Power-of-Attorney holder of the Owner and is thus duly authorized and competent to depose to the contents of the present affidavit on behalf of the Owner.
5. The Owner hereby declares that:
  - i. the Schedule Property is free from all encumbrances including but not limited to, mortgages, charges, liens, attachments and claims.
  - ii. there are no acquisition proceedings, notifications, restraints, statutory orders, injunctions or any other legal impediments upon the Schedule Property.
6. The Owner does hereby undertake to indemnify and keep indemnified the Purchasers/Allottees against:



X Shashi Ketu

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- i. all costs, damages, charges that may be suffered or incurred by the Purchasers/Allottees as a result of any defect in the title in respect of the Schedule Property;
- ii. breach of covenants described in clause (5) of the present affidavit;
- iii. against any actions or proceedings initiated by any authorities/person/persons claiming a charge on the said Schedule Property.

**VERIFICATION**

The Developer does hereby declare that the statements made above are true and correct to the best of its knowledge.

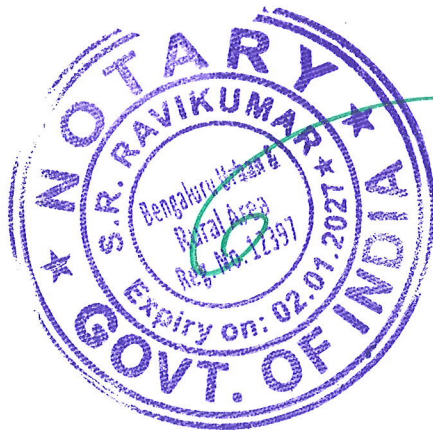
Date : 18-03-2026

For Graviti Living Spaces (India) Pvt. Ltd.  
(Formerly Known as Daimen Pharma Pvt. Ltd.)

  
Authorised Signatory

X  
Developer

  
Land Owner



SWORN TO BEFORE ME  
  
S.R. RAVIKUMAR, B.Com., LL.B.,  
ADVOCATE & NOTARY PUBLIC  
GOVT. OF INDIA  
No. 49/A, 5th 'A' Cross, Subbanna Garden,  
Vijayanagar, BENGALURU - 560 040.  
Mob: 9343768712