

Anjappa Venkatappa aged about 28 years duly authorized by the promoter, *vide* letter of authorization dated **13-06-2025**.

I, **Mr. PUNITH A S/o Anjappa Venkatappa** aged about 28 years Partner and Authorized Signatory of the **LAND CAPITAL ARKASHREE DEVELOPERS** hereby solemnly declare, undertake and state as under:

1. I/We, **Mr. Muniraju M, Mr. Rangaswamy and Others** a legal title to the 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 herewith.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is **31-12-2027**.

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: LAND CAPITAL ARKASHREE DEVELOPERS -RERA Designated Account for AVALON COUNTY, account No: 035705006079 Bank: ICICI Bank IFSC Code: ICIC0000357 Branch: HSR layout, Bangalore** to cover the cost of construction and the land cost and shall be used only for that purpose.

3. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



4. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
5. That we will 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.
6. That we will take all the pending approvals on time, from the competent authorities.
7. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That we will not discriminate against any allottee at the time of allotment of apartment, on any grounds.

For LAND CAPITAL ARKASHREE DEVELOPERS

[Signature]

PARTNERS

Deponent

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 02nd day of Aug, 2025.

For LAND CAPITAL ARKASHREE DEVELOPERS

[Signature]

PARTNERS

Deponent



SWORN TO BEFORE ME

B.M. CHANDRASHEKAR

Advocate & Notary Public
47, B.D.A. Complex, Koramangala,
BANGALORE - 560 034

Land Owners

[Signature]
[Signature]