



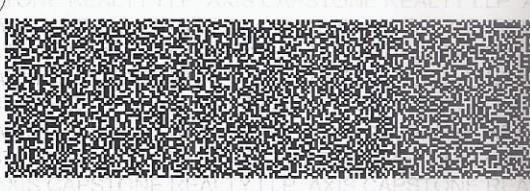
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No.	: IN-KA45448511690466W
Certificate Issued Date	: 01-Jul-2024 10:36 AM
Account Reference	: NONACC/ kakscsa08/ SHIVAJINAGAR/ KA-SV
Unique Doc. Reference	: SUBIN-KAKAKSCSA0846208574478469W
Purchased by	: AXIS CAPSTONE REALTY LLP
Description of Document	: Article 4 Affidavit
Property Description	: AFFIDAVIT
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AXIS CAPSTONE REALTY LLP
Second Party	: KARNATAKA RERA
Stamp Duty Paid By	: AXIS CAPSTONE REALTY LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



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For AXIS CAPSTONE REALTY LLP

Authorised Signatory

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.

FORM-B
[See sub-rule (4) of rule 3]
Affidavit cum Declaration

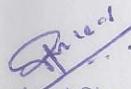
Affidavit cum Declaration of Axis Capstone Realty LLP promoter of the proposed project The Midsummer Rain-Villa Plot Development Phase 3;

I, **Umesh Sangurmath**, S/o R G Sangurmath, aged about 54 years, Authorized Signatory of **Axis Capstone Realty LLP**, a Limited Liability Partnership incorporated under provisions of Limited Liability Partnership Act 2008, having its registered office at 1, No. 27, Gangadhar Chetty Road, Capstone House, Near Sivan Chetti Gardens, Bengaluru Urban, Karnataka-560042, duly authorized by the promoter vide authorization letter dated 12-10-2023. Promoter of the proposed project namely, "**The Midsummer Rain-Villa Plot Development Phase 3**", situated at Survey No. 16/2 of Bandaramanahalli Village, Kasaba Hobli, Devanahalli Taluk, Bangalore Rural, Karnataka-562110, do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed
2. That the said land has been offered as collateral to avail financial assistance of Rs. 15,00,00,000/- from ICICI Home Finance Company Limited.
3. That the time period within which the project shall be completed by us is **30-04-2028**.
4. That seventy per cent of the amounts realized by us 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: Axis Capstone Realty LLP, Account No: 0542000100213201, Bank: Karnataka Bank Ltd, Branch: Industrial Finance Branch, Infantry Road, IFSC Code: : KARB0000054, Branch: Industrial Finance Branch)to cover the cost of construction and the land cost and shall be used only for that purpose.
5. 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.
6. 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.
7. 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.



For **AXIS CAPSTONE REALTY LLP**


Authorised Signatory

8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any plot or building as the case may be, on any grounds.

DEPONENT

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Bengaluru on this 05th day of July, 2024

For AXIS CAPSTONE REALTY LLP

[Signature]
Authorised DEPONENT



SWORN TO BEFORE ME

[Signature]
N. KANCHIVARADARAJU, M.A., LLB
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
66/67, 5th Cross, Jyothi Nagar,
Chandra Layout, Bangalore - 560 072
Mob : 9008573379

05 JUL 2024