

Date: 14/08/2026

To,
The Panchayath Development Officer
Bettahalasur Grama Panchayath,
Bettahalasur,
Bengaluru

Sir,

Subject: Request to register E-Khata in favour of **M/s. Summit Developments Limited (Lessee)** for land allotted by KIADB in Sy. No. 223/1 & 223/2, Tharahunase Village, Jala Hobli, Yelahanka Taluk measuring 85A 19G.

Ref:

1 Lease cum Sale Agreement No. GNR/1/05870/23-24 dated 13/11/2023

2 Building Plan approval letter bearing No. DO3-KIADB-00078/26-27/BP dated 14/08/2026

With reference to the above, we wish to inform you that KIADB has allotted land measuring 85 Acres 19 Guntas in Sy. No. 223/1 & 223/2 at Tharahunase Village, Jala Hobli, Yelahanka Taluk, Bengaluru, for residential development. Pursuant thereto, a Lease cum Sale Agreement has been executed in favour of **M/s. Summit Developments Limited (Lessee)** (Formerly Summit Developments Pvt Ltd). As per the terms of the Agreement, we have obtained the residential building plan approval from KIADB vide No. DO3-KIADB-00078/26-27/BP dated 14/08/2026

Therefore, we request you to register/issue the E-Khata in the name of "**M/s. Summit Developments Limited**" for the subject land as per the below breakup:

SL No	Break-up of Land for E-Khata	Area (Sq.mt)	Area (acres)
1	South apartment (net land excl. CA and POS)	50,648.18	12.52
2	Group Housing (net land excl. CA and POS)	1,76,324.66	43.57
3	North apartment (net land excl. CA and POS)	63,869.41	15.78
4	CA Site - 1 (G+2 Amenity building)	7,399.41	1.83
5	CA Site - 2	3,591.33	0.89
6	CA site - 3	3,456.34	0.85
7	CA Site - 4 (G+2 Amenity bldg)	3,026.82	0.75

*Shailendra***Summit Developments Limited**

Registered Office: 14th Floor, Pinnacle Tower, Embassy One, 8, Bellary Road, Ganganagar, RT Nagar, Bangalore, Karnataka, India, 560032.

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8	Park & Open Spaces - 1		
9	Park and Open Spaces 2	3,180.68	0.79
10	Park and Open Spaces 3	3,965.61	0.98
11	Park & Open Spaces 4	12,432.15	3.07
12	Park and Open Spaces 5	6,129.00	1.51
13	Park & Open Spaces - 6	1,897.12	0.47
14	Substation Land (B)	7,177.79	1.77
	Total Area	2,806.84	0.69
		3,45,905.34	85.48

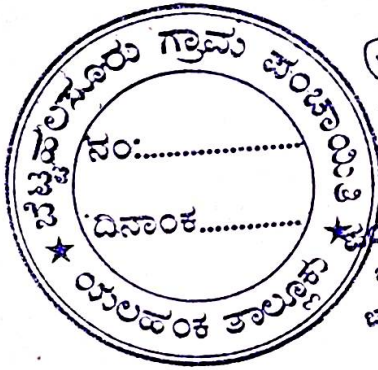
Enclosures (copies):

1. Lease cum Sale Agreement No. GNR/1/05870/23-24 dated 13/11/2023
2. KIADB-approved residential building plan (approval copy)
3. KIADB approved Plan approval License

We request your kindly consider the above and register the kahata in the name of Summit Developments Limited.

Thanking you,
Yours Truly,
Summit Developments Limited

Shailendra
Authorised Signatory



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ಜಾಲ ಮೂಲಕ, ಯಾಲಹಂಕ ತಾಲೂಕು
ಬೆಂಗಳೂರು - 562157

Summit Developments Limited

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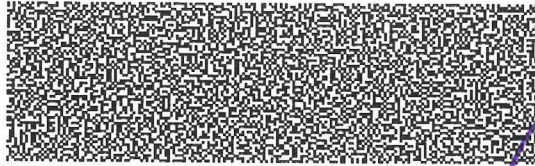
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA79209141489931Y
Certificate Issued Date : 03-Sep-2026 12:24 PM
Account Reference : NONACC (FI)/ kacrsfl08/ MALLESHWARAM11/ KA-GN
Unique Doc. Reference : SUBIN-KAKACRSFL0836902654463045Y
Purchased by : SUMMIT DEVELOPMENTS LIMITED
Description of Document : Article 4 Affidavit
Property Description : AFFIDAVIT
Consideration Price (Rs.) : 0
(Zero)
First Party : SUMMIT DEVELOPMENTS LIMITED
Second Party : KARNATAKA REAL ESTATE REGULATORY AUTHORITY
Stamp Duty Paid By : SUMMIT DEVELOPMENTS LIMITED
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line



Shailendra

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.

DECLARTION AFFIDAVIT

I, Shailendra Konanur Subbaraya, S/o. Mr. A R Anantha Subbaraya, aged about 41 years, Authorised Signatory of **Summit Developments Limited**, having its registered office at 14th Floor, Pinnacle Tower, Embassy One, 8 Bellary Road, Ganganagar, R.T. Nagar, Bangalore, Karnataka, India 560032 (hereinafter referred to as the "**Company**") do hereby solemnly declare, undertake and states as under:

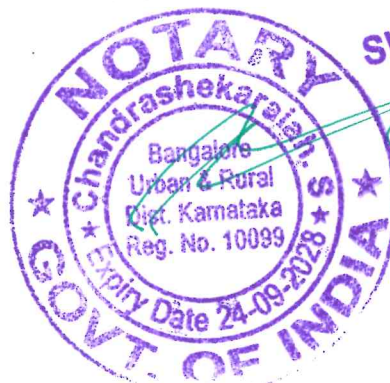
1. I state that the Company is a Promoter of the proposed project **Embassy Riverine**, situated at Survey No 223/1(P, Tharahunase Village, Jala Hobli, Bengaluru North Taluk (hereinafter referred to as the "**Project**").
2. I state that the Promoter has on 14 August 2026 applied to The Panchayat Development Officer (PDO), Bettahalasuru Grama Panchayat, Bettahalasuru, Bengaluru for issuance of Khata in favour of Summit Developments (promoter company) for land allotted by KIADB in Sy No 223/1 and 223/2, Tharahunse Village, Jala Hobli, Yelahanka Taluk measuring 85A 19G.
3. I state that after we receive the Khata from the PDO, we will be uploading the same during quarterly filing.
4. The promoter owns the responsibility for ensuring the Khata and undertake responsibility of providing the same to authority and the same will be updated in K-RERA Web-portal during the course of Quarterly updates.
5. I State that, we have not violated any of the provisions of the RERA Act including Section 3 of the Act and applicable Rules thereunder, I state that we have not carried out any illegal or fraudulent act in the contravention of the RERA act and the applicable rules thereunder.

I do hereby state and verify that the contents of this Affidavit are/is true and correct to the best of my/our knowledge, information and belief, no part of it is false and nothing material has been concealed there from.


DEPONENT

Place: Bangalore

Dated: 4 September 2026



SWORN TO BEFORE ME
8/11/2026
HANDRASHEKARIAH. S
Advocate & Notary
No. 9/7, Kempegowda Nilaya
3 Cross, Muthurayaswamy Extension
Sunkadakatte, Bangalore - 560091