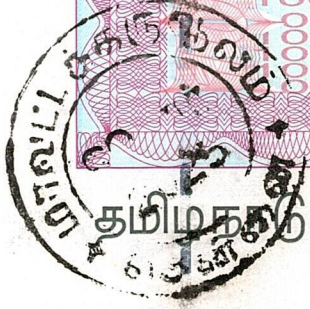




தமிழ்நாடு TAMILNADU

12 SEP 2025

CEEEROS PROPERTY DEVELOPMENT (P) LTD
CHENNAI 400 028

ER 046891

T. ANANTHA RAMAN
STAMP VENDOR
No: 14, Narayani Apts,
R.A.Puram, Chennai-28
L.No: 44/B3/2000

FORM "B"
[See rule 3(4)]

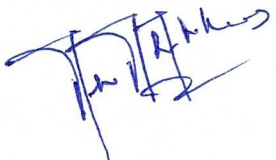
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of the CEEBROS Property Development Private Limited, a Private Limited Company incorporated under the Companies Act 1956, having their registered office at 'Sukriti', No.19/1, 3rd Cross Street, R.A.Puram, Chennai – 600 028, represented by its Managing Director Mr.C.Subba Reddy, "PROMOTER", of the proposed projects namely "VEDHAGAM", situated at New Door No17, Old Door No.5, Krishnamma Road and Nageswara Road, Nungambakkam, Chennai – 600 034.

For Ceebros Property Development (P) Ltd.




Managing Director


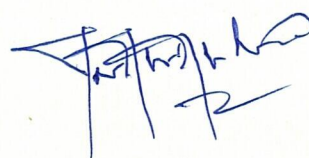
- I. **Mr.MADHUSUDHAN RHENIUS**, son of Mr.Jayanth Rhenius, aged about 49 years, residing at No.17, Krishnamma Road, Nungambakkam, Chennai – 600 034, hereinafter collectively to as the "LAND OWNER".

We do hereby solemnly declare, undertake and state as under:

1. That We, Land Owners have a legal title to the land on which the development of the project is proposed construction of Residential building an extent 631.55 Sq.Mtrs (2 grounds and 1998 Sq.ft) situated at New Door No.17, Old Door No.5, Krishnamma Road and Nageswara Road, Nungambakkam, Chennai – 600 034, comprised in Old Re-Survey Nos.144/2, and 144/4, present R.S.No.144/5 and 144/15 Block No.211 of Nungambakkam Village, Egmore Taluk, Chennai District, within the Greater Chennai Corporation Limits.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed us is 31.12.2030.
4. That seventy per cent of the amounts realized by me/promoter 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. 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

For Ceebros Property Development (P) Ltd.




Managing Director


statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

for Ceebros Property Development (P) Ltd.


Managing Director
Deponents

Verification

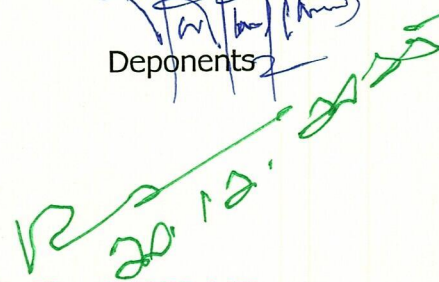
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this 24 day of December, 2025



for Ceebros Property Development (P) Ltd.


Managing Director
Deponents


T.S.G. SEKAR
Advocate & Notary
2, II Cross Road,
R.A. Puram, Chennai - 28.