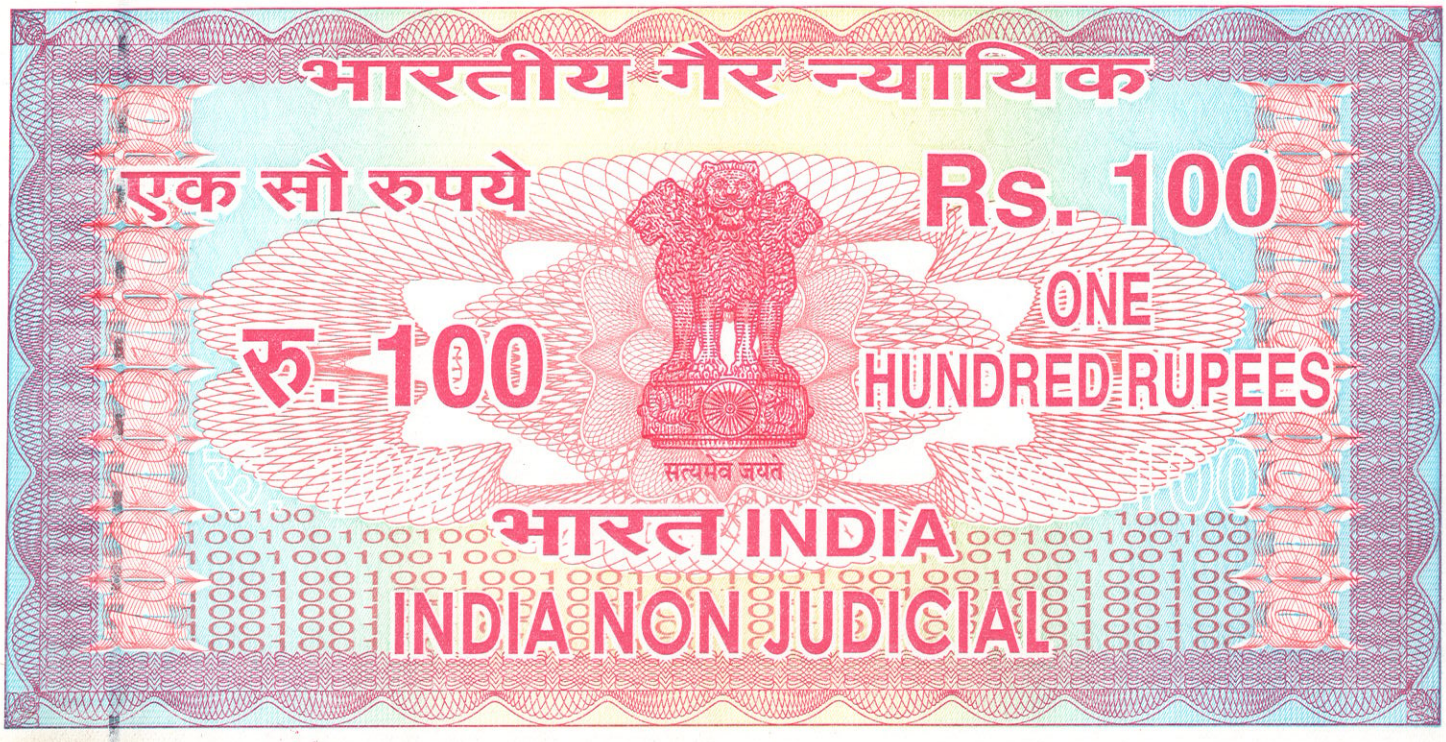


तमिलनाडु TAMILNADU

EU 924518

17 MAR 2026

SIR JOHN DE MONTE TRUST
&
SSPDL LIMITED

K. SUNDAR, Stamp Vendo
L.C.No. 47/5440/B-3/2000
216, F-Block, First Street,
Anna Nagar East, Chennai-102

[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 M/s. **SIR JOHN DE MONTE TRUST & SSPDL LIMITED.**, Promoters of the Project, comprised in Survey No: **3676 (Part),** Plot Nos; 35, 36 & 37, Door Nos: 19, 21 & 23, De Monte Colony Street, De Monte Colony, Alwarpet, **Mylapore** Village, **Chennai** District in **Block No: 73**

I, **PRAKASH CHALLA., MANAGING DIRECTOR OF SSPDL LIMITED & POWER HOLDER OF SIR JOHN DE MONTE TRUST.**, and the Developer of the Project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land, on which the development of the Project is proposed
or
have entered into a Lease Agreement with M/s. **SSPDL LIMITED** only for Leasing of Land and developing the Project on its own, on which the development of the Project is carried out
and
a Legally valid authentication of Title of such Land, in the form of Will & Testament, along with a copy of probation by the Hon'ble Supreme Court and Registered Lease Deed, between the Promoter & Developer, are enclosed herewith.
2. That the Land is free from all encumbrances
Or
Possess such encumbrances as ___Nil_____ including details of any rights, title, interest or name of any Party in or over such land, along with details.
3. The Project is completed / will be completed by ; Project has been completed
4. That seventy percent 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.

NOTARY
N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
CHENNAI
Reg. No. 6117/2016
Expiry Dt. 05.07.2030
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
MS No: 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033

For SIR JOHN DE MONTE TRUST

PoA HOLDER

For SSPDL LIMITED

Managing Director



தமிழ்நாடு तमिलनाडु TAMILNADU EU 924517

SIR JOHN DE MONTE TRUST & SSPDL LIMITED

17 MAR 2026

K. SUNDARI, Stamp Vendo L.C.No. 17/04-05/S-3/2000 216, Peters Road, Royapettah, Anna Nagar East, Chennai-102

3. 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 I / promoter shall get the accounts audited within six months after the end of every financial year by the Chartered Accountant in practice and shall produce a 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent Authorities.
8. That, I / promoter have / has furnished such other documents, as have been prescribed by the rules & regulations, made under the Act.
9. That I / promoter 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.

NOTARY N. RAJENDIRAN, M.A.,M.Ed.,B.L., CHENNAI Reg. No. 8117/2010 Expiry Dt. 05.07.2030 GOVERNMENT OF INDIA

For SIR JOHN DE MONTE TRUST

PoA HOLDER

For SSPDL LIMITED

Managing Director

DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and no material has been concealed by me, therefrom.

Verified by me at **Chennai** on this **17th day of March 2026**.

For SIR JOHN DE MONTE TRUST

PoA HOLDER

For SSPDL LIMITED

Managing Director

DEPONENT

N. RAJENDIRAN, M.A.,M.Ed.,B.L., MS No: 1293/1991 ADVOCATE & NOTARY PUBLIC GOVERNMENT OF INDIA No. 1, Jothiramalingam II Cross Street, West Mambalam, Chennai - 600 033 Mobile : 98411 22650