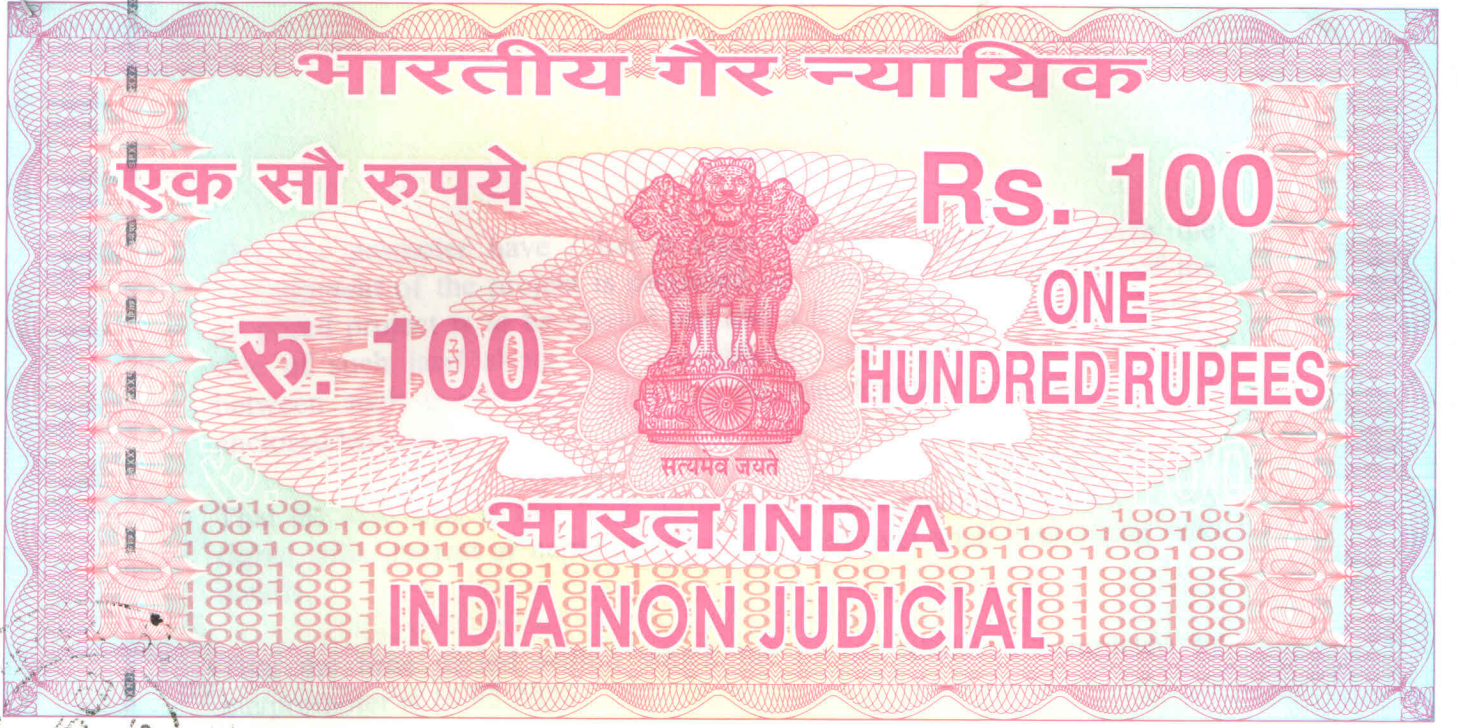


தமிழ்நாடு TAMILNADU
24 APR 2026

VINAYAGGA PROMOTERS

ch-43

FH 227800
S. KESAVARAJ

Stamp Vendor
No-3, GST Road, Pallavaram,

Ch-43. L.No.14325 / 94.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. VINAYAGGA PROMOTERS, rep by its Partner Mr. A. Subramanian S/o Mr.S.Arumugam aged about 55 years and Mr. Seshadri Santhana Gopala Rangan S/o Mr. Seshadri Iyengar aged about 69 years, promoter of the Proposed construction of Stilt Floor (Parking) + 5 Floors Residential Building with 20 Dwelling Units (Affordable Housing – 18.30m Height) at Plot No. 6, Old Door No. 4, New Door No. 9, Siva Sankaran Street, Rajaji Nagar, Pallavaram, Chennai, Comprised in Old S.No. 352/2 and T.S.No.42, Block No. 6, Ward No. B of Zamin Pallavaram Village within the limit of Tambaram Municipal Corporation; **Project Name:- “VINAYAGGAS SRI GURUVAYURAPPAN APARTMENTS”**

We, M/s. VINAYAGGA PROMOTERS, rep by its Partner Mr.A.Subramanian and Mr. Seshadri Santhana Gopala Rangan promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For VINAYAGGA PROMOTERS

Partner

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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 project is enclosed herewith.
2. That the said land is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is **15.02.2034**.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / promoter 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.



For VINAYAGGA PROMOTERS

Partner

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and 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.

For VINAYAGGA PROMOTERS

Partner

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 **Chennai** on this th28 day of April 2026.

For VINAYAGGA PROMOTERS

Partner

Deponent