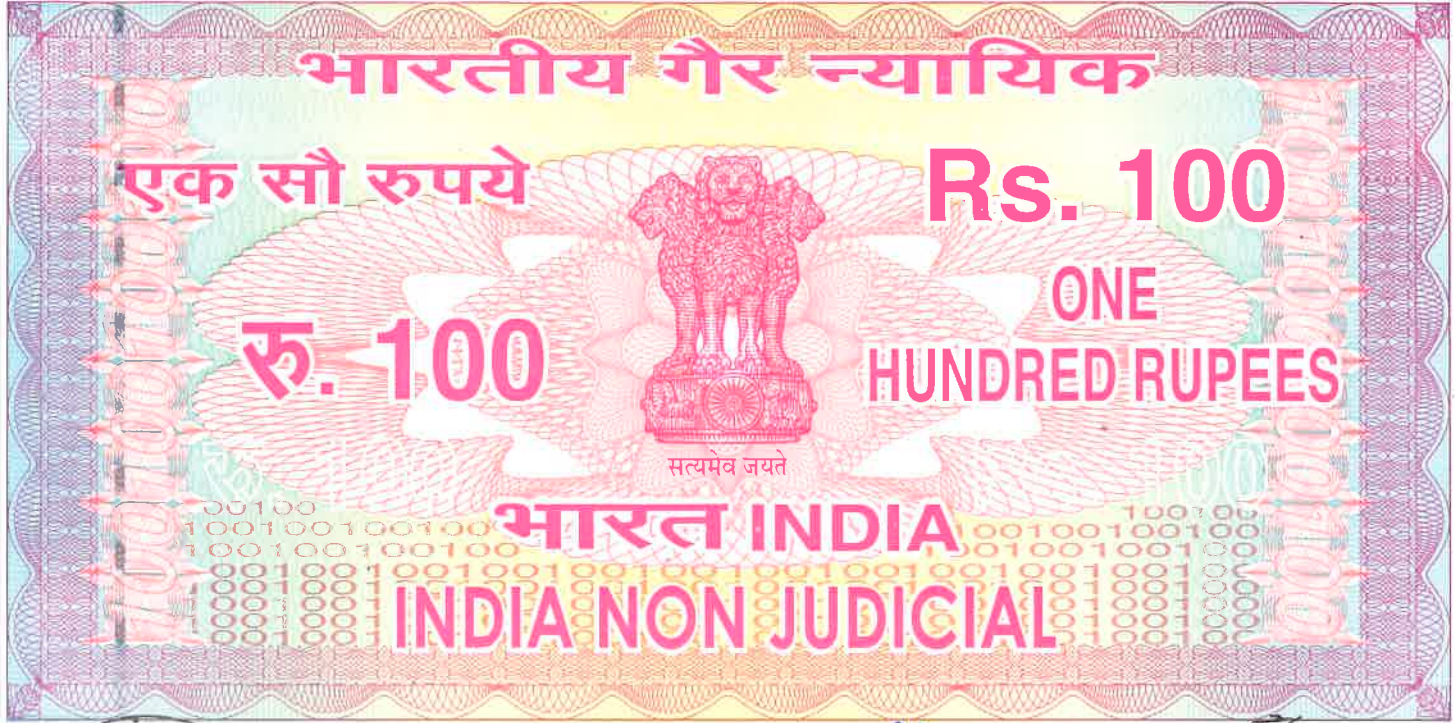




VISHRANTHI HOMES PVT LTD
CHENNAI

25 AUG 2025

ED 893576
S. AYATH BASHA
STAMP VENDOR
LNO.3 / 2000
No. 43, SEETHAMMAL ROAD
T. NAMPET, CHENNAI - 16
Phone: 9841640594

FORM 'B'

[See rule 3(4)]

AFFIDAVIT cum DECLARATION

Affidavit cum Declaration of Mr MOHAMED KARAN UBAIDI, M/s. MAGNUM CLOTHING PVT. LTD. represented by company Director Mr. Govindram Bhattad, Mr KANWAR BIR SINGH KOHLI and Mrs. ARUNJIT KAUR KOHLI, M/s. INTEGRATED ELECTRICAL CONTROLS INDIA PRIVATE LIMITED represented by power of Attorney, Mr. Sathish Kumar. R,

Karan

Govindram

Arjun

R. Sathish

Sathish Kumar

Govindram

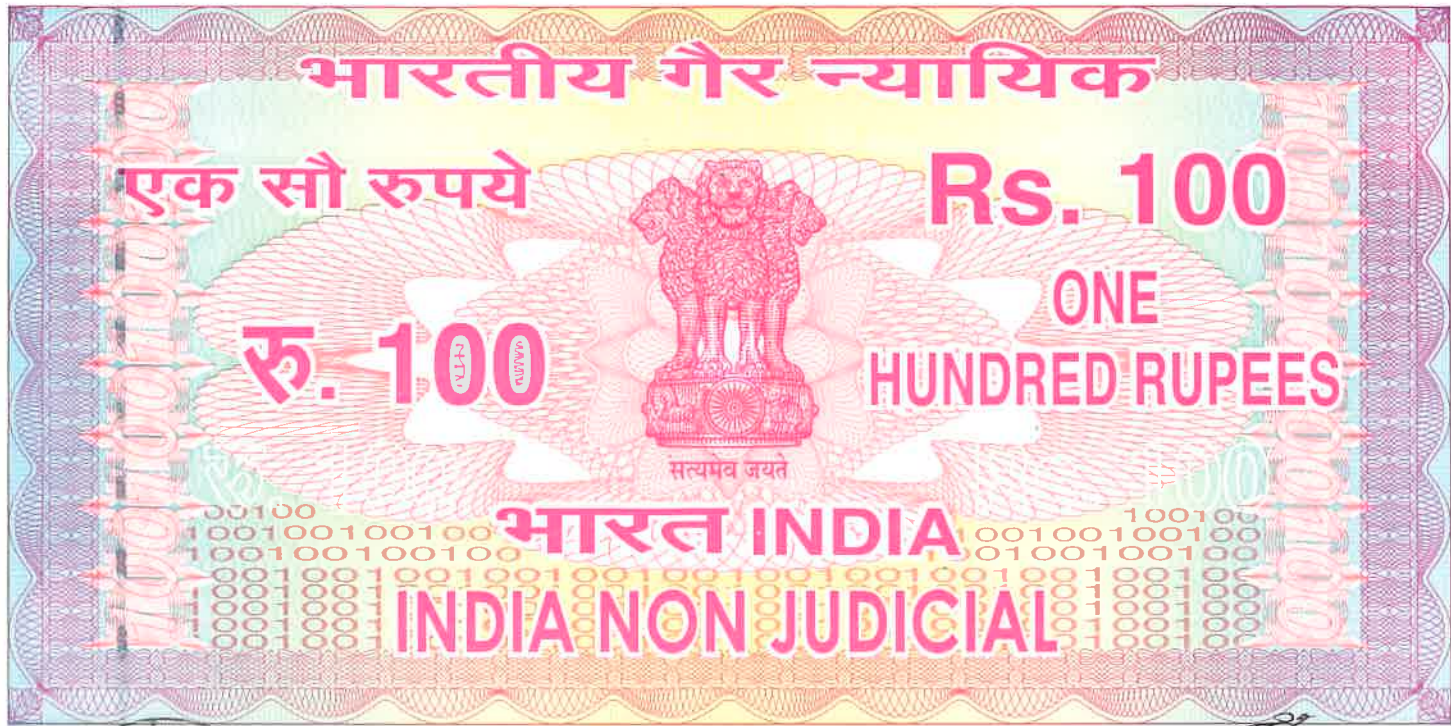
Govindram

Govindram

S. Netha

For VISHRANTHI HOMES PVT. LTD.

Authorized Signatory



VISHRANTHI HOMES PVT LTD
CHENNAI

25 AUG 2025

ED 893577

S. AYATH BASHA
STAMP VENDOR

L.NO.3 / 23 / 2000

No. 43, SEETHAMMAL ROAD
TEYNAMPET, CHENNAI.

Phone: 9841640694

Mr BHARATH REDDY and Mrs. GITANJALI REDDY, Mr VISHNU MOHAN REDDY alias V. VISHNU REDDY, and Mrs. SARA BASU alias SARA BASU VETTETH for herself and power of Attorney agent of her brother Mr YOHAN BASU alias YOHAN BASU VETTETH, the Land Owners; and M/s. Vishranthi Homes Private Limited, represented by its Authorised Signatory Mr. C.R. DEVENDRA (AADHAAR No. 8663 3125 8203), Son of Mr. C.N. Ramachandra, aged about 64 years, the Promoter of the proposed project named as "TEJAS" at Plot No.24, New Door No.16 And Old Door No.92, Poes Garden, Chennai – 600 086.

For VISHRANTHI HOMES PVT. LTD.

Authorised Signatory

Karan
Srinidhi

Ram

R. Sathish

Bharath Reddy

Gitanjali Reddy

VV

Yohan Vetteth

S. Vetteth

We, **Mrs. SARA BASU** alias **SARA BASU VETTETH** for herself and power of Attorney agent of her brother **Mr YOHAN BASU** alias **YOHAN BASU VETTETH**, **Mr MOHAMED KARAN UBAIDI**, **Mr KANWAR BIR SINGH KOHLI** along with his wife **Mrs. ARUNJIT KAUR KOHLI**, **Mr BHARATH REDDY** along with his wife **Mrs. GITANJALI REDDY**, **Mr VISHNU MOHAN REDDY** alias **V. VISHNU REDDY**, **Mr. Sathish Kumar. R** power of Attorney for **M/s. INTEGRATED ELECTRICAL CONTROLS INDIA PRIVATE LIMITED** and **Mr.Govindram Bhattad** representing as Director of **M/s. MAGNUM CLOTHING PVT. LTD.**, the **Land Owners** and **M/s. Vishranthi Homes Private Limited**, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Land Owners and the promoter have entered into joint development agreement dated 04.06.2024 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.
3. The project will be completed by 31.12.2030.
4. That seventy per cent of the amounts realised by 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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.

Karan

U.S.

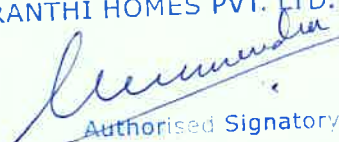
Govind

Arjun

Moh.

R. Sathish

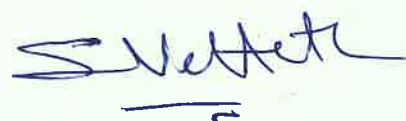
For VISHRANTHI HOMES PVT. LTD.


Authorised Signatory

Deponent

Bharath Reddy

Gitanjali Reddy
Vishnu Reddy


S. Vetteth

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 on this day of.27.10.2025

Karan

Prasad

Pr

R. S. H. K.

Shanthi Reddy

102

John Veltet

S. V. H. K.

Shant

Gitayash Reddy

For VISHRANTHI HOMES PVT. LTD.


Authorized Signatory

Deponent