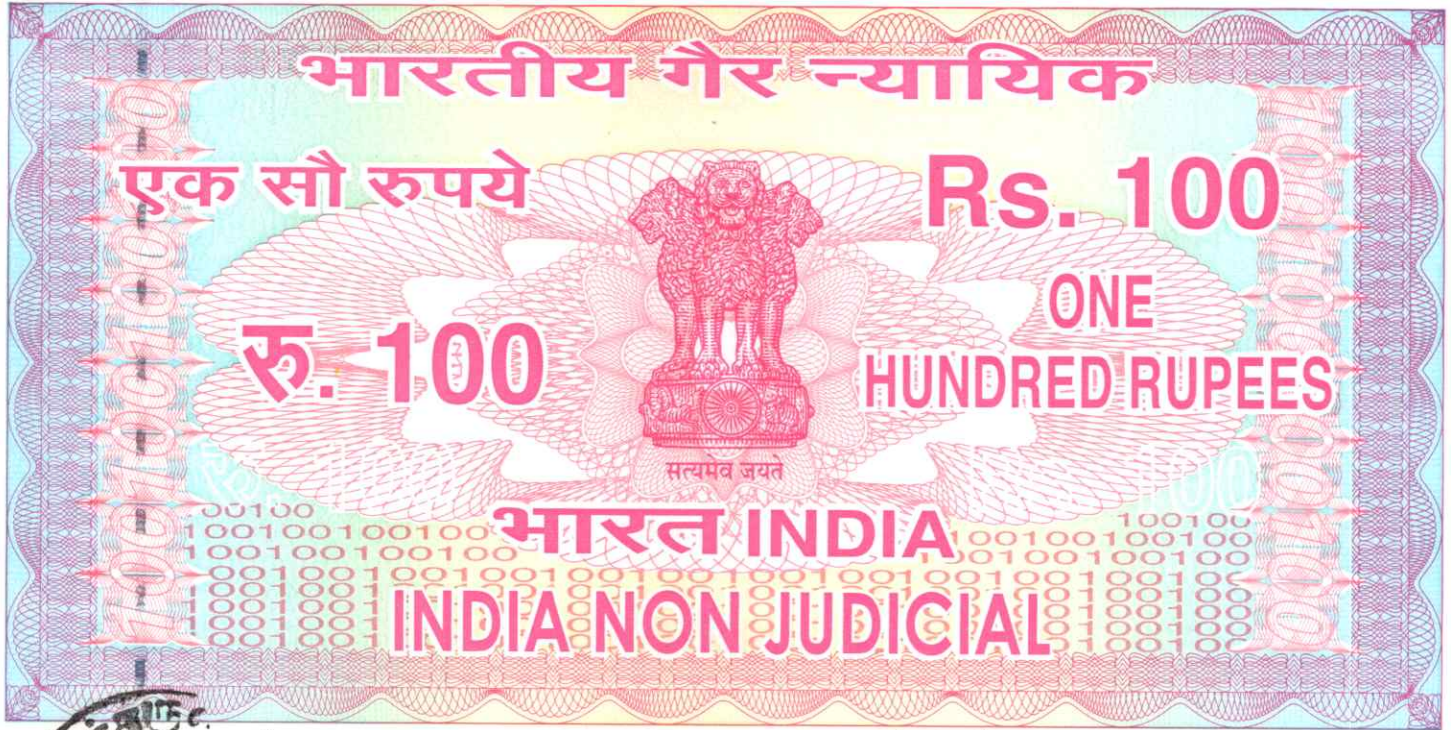




TAMILNADU

Shri Ramabhakta Real Estates
LLP

13/2/26

EG 338885

M. THIRUPATHI
STAMP VENDOR
Licence No. 1347/B2/CH(S)/2021-1
Pallikaranai, Chennai-600 100.
Cell: 63839 09537

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 SRI RAMABHAKTA REAL ESTATES LLP, represented by its
Authorised Signatory Mr.V.Senthilkumar, Promoter of the proposed project "APEX ATRIUM"
consisting of Stilt + 5 floors, Residential Building with 39 dwelling units situated at Plot
No.A-24, Old Door No.2/47, New Door No.3, Sundar Street, Thiru Nagar,
Thiruparankundram Taluk, Madurai District - 625 006, Comprised in S.Nos.121, 121/1,
121/2 & 121/3 as per Document and S.No.121/1B as per patta, Thiruparankundram
Village, Thiruparankundram Taluk, Madurai Corporation

For Sri Ramabhakta Real Estates LLP


Authorised Signatory

1. We, Sri Ramabhakta Real Estates LLP., the Promoter of the proposed project project **"APEX ATRIUM"** consisting of Stilt + 5 floors, Residential Building with 39 dwelling units situated at Plot No.A-24, Old Door No.2/47, New Door No.3, Sundar Street, Thiru Nagar, Thiruparankundram Taluk, Madurai District - 625 006, Comprised in S.Nos.121, 121/1, 121/2 & 121/3 as per Document and S.No.121/1B as per patta, Thiruparankundram Village, Thiruparankundram Taluk, Madurai Corporation do hereby solemnly declare, undertake and state as that we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 15th August 2028.
4. That seventy percent of the amounts to be realised by the 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. That the 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.

For Sri Ramabhakta Real Estates LLP


Authorised Signatory

7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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 Sri Ramabhakta Real Estates LLP


Authorised Signatory
Deponent

Verification

The contents of my 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 16th day of February 2026.

For Sri Ramabhakta Real Estates LLP


Authorised Signatory
Deponent