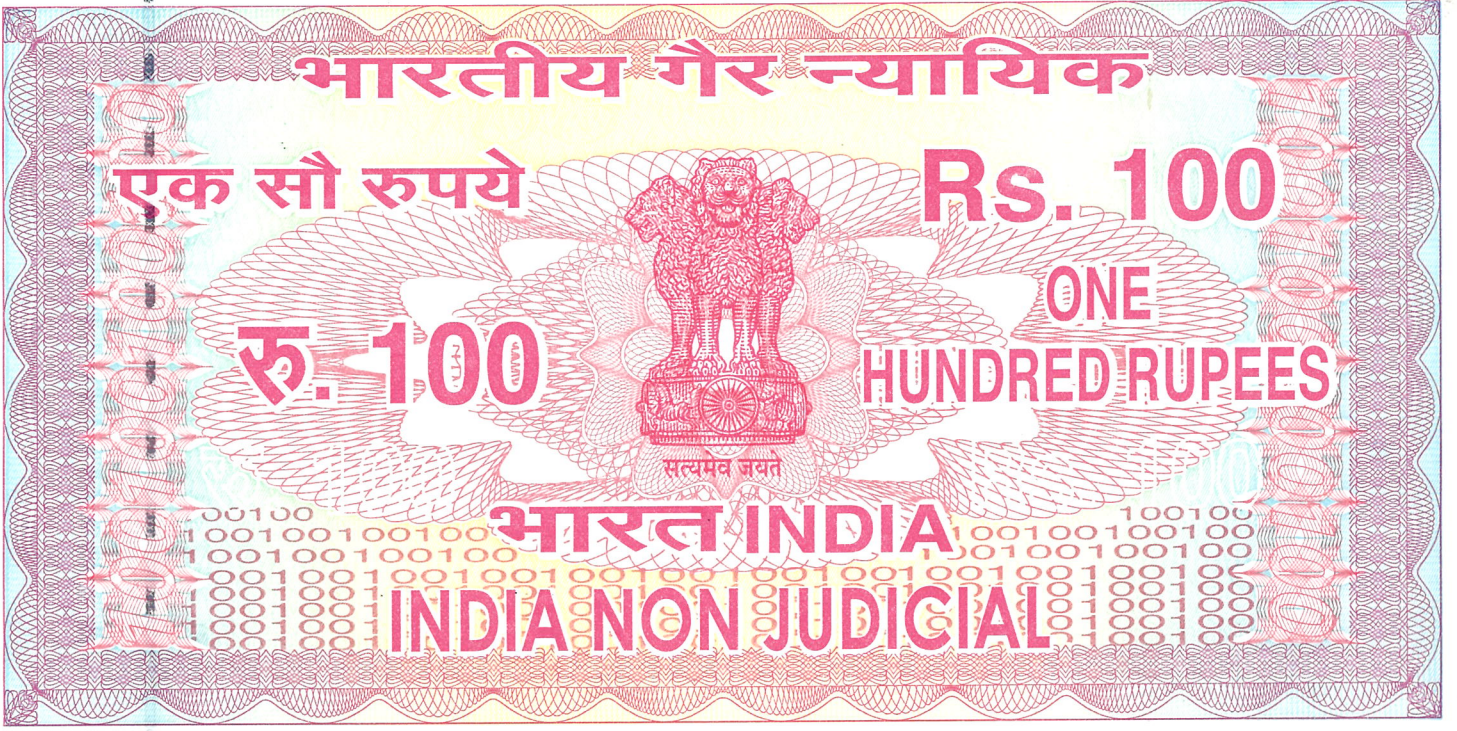




தமிழ்நாடு தமில்நாடு TAMILNADU

11 FEB 2026

ET 747140

SAPTHRISHI BUILDCON PVT LTD

Ch-600008

S Kanakaraj

S KANAKARAJ

Licence No: 3017/D2/1995
No. 662, Anna Salai, Thousand Lights,
CHENNAI - 600 006. Cell : 99414 17940



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

M/s. SAPTHRISHI BUILDCON PRIVATE LIMITED , a Private Limited Company registered under the Indian Companies Act and represented by its Authorised Signatory Mr.P K Subbaraman, having registered office at Radisson Blu Hotel, M Floor, No. 2 Ethiraj Salai, Egmore, Chennai-600008, is promoter of the proposed building (namely " ASTA AVM NOVA" comprising of extended Triple Basement floor + Stilt floor(part)/Ground floor (part) + 1st floor: 10 dwelling units + 2nd to 18th floor : 11 dwelling units for each floor + 19th floor: 9 dwelling unit with refuge area + 20th& 21st floor: 11 dwelling units for each floor + 22nd floor (part): 3 dwelling units & Indoor play area, kids play area, gym, association room, swimming pool at open terrace totally 231 dwelling unit situated at Old No.38 & 7/1, New No.21,

For SAPTHRISHI BUILDCON PVT LTD.

P. K. Subbaraman
Director / Authorised Signatory

: 2 :

Arcot Road, Vadapalani, Chennai-600026 an extent of 8768 sq.mtrs (As per Patta) 8733.65 sq.mtrs (As per documents) 8737.20 sq.mtrs(As per Site) comprised in Old S.No.188/1part, & 188/2 part, and present T.S.No.24/2, 15/2, 14/3, 24/5, 15/16 & 14/9 in Block No.47 of Saligramam Village, Mambalam Taluk, Chennai district within limits of Greater Chennai Corporation.

I P K Subbaraman is Authorised Signatory of the M/s. SAPTHRISHI BUILDCON PRIVATE LIMITED, the promoter for the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter does 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 05.02.2033.
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.
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 SAPTHRISHI BUILDCON PVT LTD.



Director / Authorised Signatory

: 3 :

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.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter has 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 on any grounds.

For SAPTHRISHI BUILDCON PVT LTD.


Director / Authorised Signatory

DEPONENT

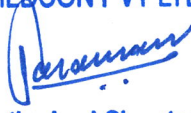
VERIFICATION

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

Verified by us at Chennai on this 24th day of February, 2026

DEPONENT

For SAPTHRISHI BUILDCON PVT LTD.


Director / Authorised Signatory