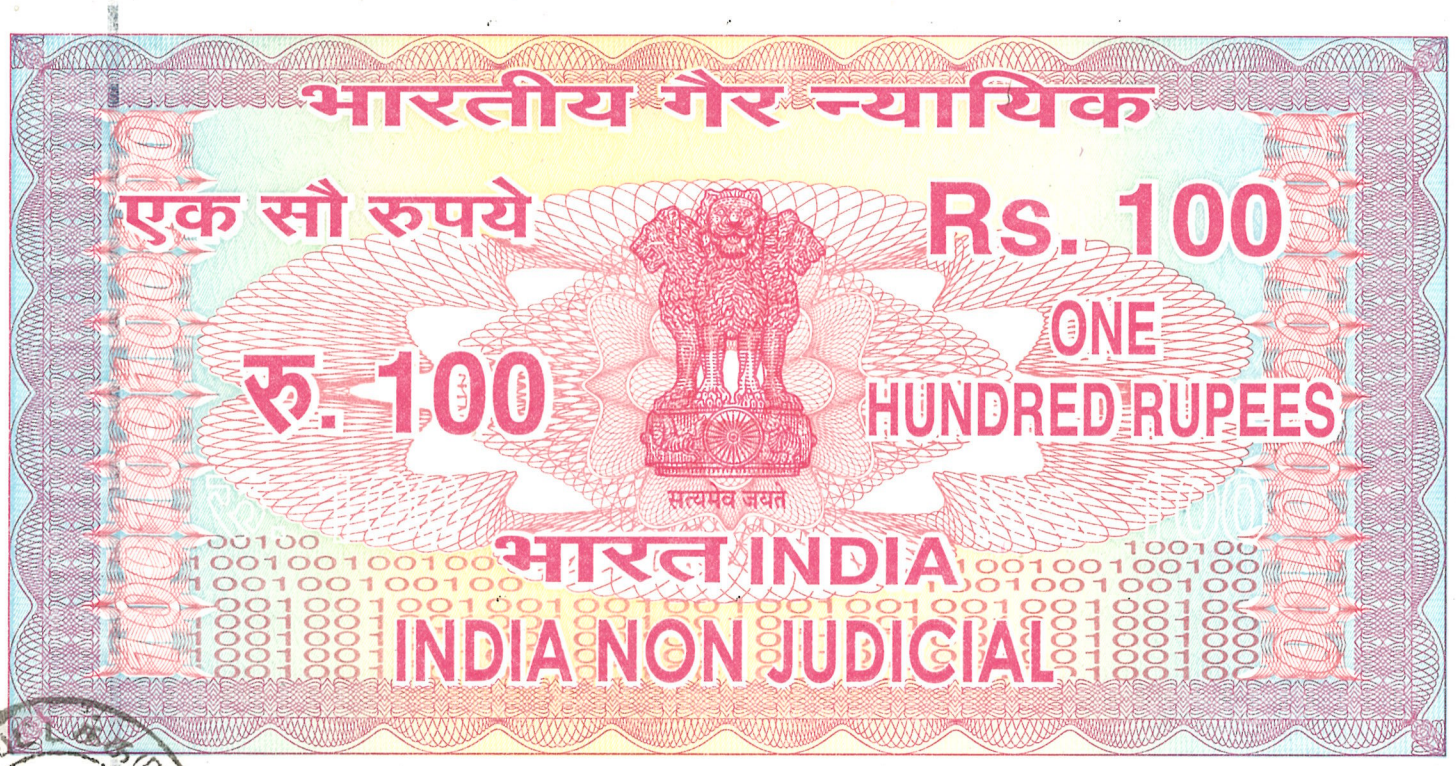


தமிழ்நாடு तमिलनाडु TAMILNADU

04 FEB 2026

M/s Padmanidhi Properties Pvt Ltd.

ET 505873

R.LAKSHMANAN
STAMP VENDOR
L.C.No: 6/772/B3/96
No:261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

FORM 'B'

[Under Rule 3 (2) of the Tamil Nadu Real Estate (Regulation and Development Rules, 2017]

AFFIDAVIT -CUM-DECLARATION OF "M/s. PADMANIDHI PROPERTIES PRIVATE LIMITED" THE PROMOTER OF THE PROPOSED SUB-DIVISION OF PLOT NOS. 52 TO 56

We, **"M/s. PADMANIDHI PROPERTIES PRIVATE LIMITED",** represented by its Authorized Signatory, Mr.B.R.Nandakumar, the Promoter of the proposed sub-division of Plots in the existing project of "VGN GRANDEUR" do hereby Solemnly declare, undertake and state as under:

1. That we have legal title to the Plots on which the plots of land sub-divided in the existing Project of **"VGN GRANDEUR",** for the **Plot Nos. 52, 53, 54, 55 & 56** sub-divided into 52 A, 53/A, 52B, 53B, 53C, 54 A, 54B, 55A, 55B, 56 A & 55B, the land admeasuring an extent of **793.01 Sq.mtr (8533 Sq.ft),** comprised in Survey No. 147/1 of Koluthuvanchery Village, Kunrathur Taluk, Kancheepuram District and State of Tamil Nadu is proposed and a legally valid authentication of title of such land is enclosed herewith..

For PADMANIDHI PROPERTIES PRIVATE LIMITED

Authorised Signatory

2. That the said land is free from all encumbrances

3. The **sub-division of Plots are completed by us.**

4. That seventy per cent (70%) of the amounts realized by us for the real estate project by the existing project of **"VGN GRANDEUR"** from the purchaser, 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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

8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For PADMANIDHI PROPERTIES PRIVATE LIMITED

Authorised Signatory

DEPONENT

Verification

We hereby verify and declare that the contents of the above Affidavit cum Declaration deposed by us are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this the 13th day of February, 2026.

For PADMANIDHI PROPERTIES PRIVATE LIMITED

Authorised Signatory

DEPONENT