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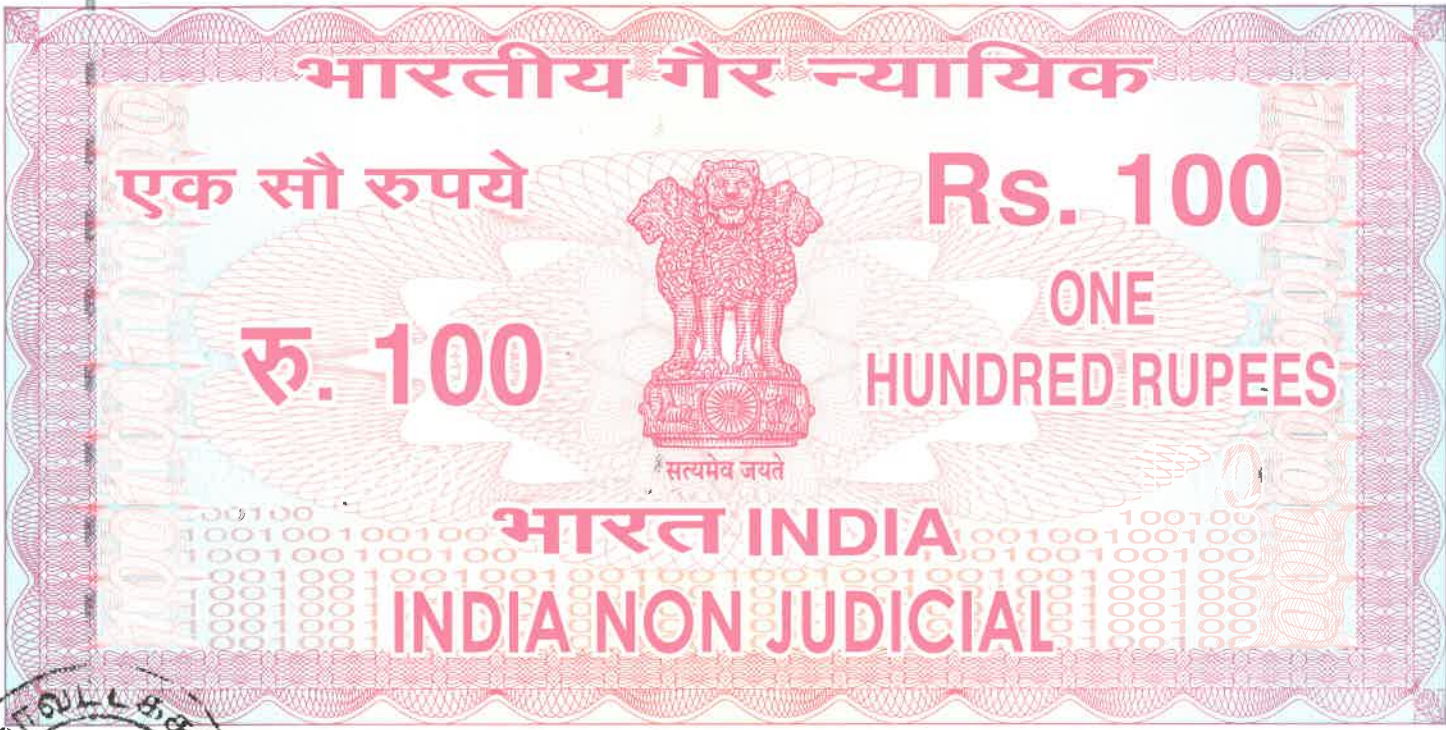
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15 MAY 2025

Ashiana Housing Ltd
Chengalpet.

ED 217673
JACINTHA
Govt. Authorized Stamp Ver
Lic. No. 20540/B4/B7/
Cot : 9283256363, 933065860
Chennai

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **Ashiana Housing Limited** (POA holder of **Escapade Real Estate Private Limited**) through its Authorised signatory **Mr. H. DHARMARAJAN** (Vice President - Chennai) S/o Mr. D.Hariharan, R/o. New 37,Plot No.30C,Balakrishna Road, Valmiki Nagar,Tiruvanmiyur,Chennai 600041 for Phase III A of its residential project Ashiana Shubham and named as “**ASHIANA SHUBHAM PHASE IIIA**” (Said Project). Phase IIIA comprises of Block E which consists of G+3 floors and is classified as a mixed development.

I, **Mr. H. DHARMARAJAN** the authorised person for Ashiana Housing Limited (**Promoter**) do hereby solemnly declare, undertake and state as under:

1. That the Promoter has developed phase III A of the Whole Project Ashiana Shubham on survey number 383/1B (part) and named as Ashiana Shubham Phase IIIA (**Said Project**)) situated at Sengundram Village, Govindapuram Hamlet, Maraimalai Nagar Municipal Limit, Chengalpet Taluk, Chengalpet District, Tamil Nadu and a legally valid authentication of title of such land along with an authenticated copy of the Power of Attorney between owner and promoter for development of the Whole Project is enclosed herewith. Phase IIIA comprises of Block E which consists of G+3 floors and is classified as a mixed development.

For ASHIANA HOUSING LTD.

Authorized Signatory

2. That the land on which Whole Project/ Said Project is developed/ being developed, is free from all encumbrances.
3. That the Promoter has completed the construction of Said Project.
4. That seventy per cent of the amount realised by the Promoter for the real estate project from the Allottee(s), 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 till the Said Project is completed.
5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 till the Said Project is completed.
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 till the Said Project is completed.
7. That the Promoter has obtained necessary approvals with respect to development of the Said Project from the competent authorities and accordingly the construction was done.
8. That the Promoter have / 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(s) at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For ASHIANA HOUSING LTD.

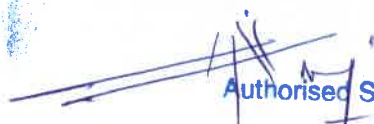

Authorised Signatory
Promoter

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 28th MAY 2025

For ASHIANA HOUSING LTD.


Authorised Signatory
Promoter



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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