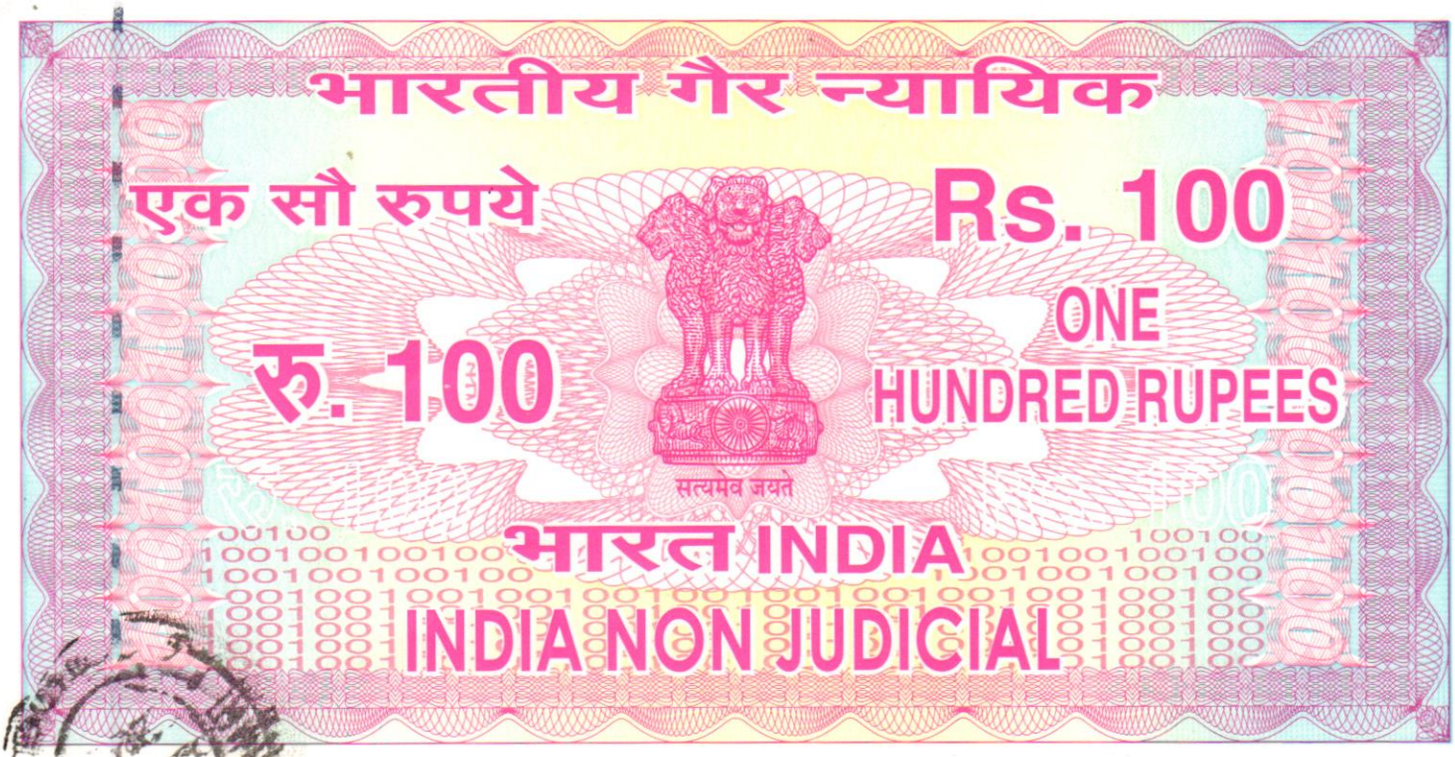


தமிழ்நாடு தமிலநாடு TAMILNADU
13 AUG 2025
VGN Infrastructure Pvt Ltd & VGN Enterprises Pvt Ltd.

ER 212285
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

Affidavit cum Declaration of **VGN INFRASTRUCTURE PVT LTD & VGN ENTERPRISES PVT LTD,** the Promoters of the proposed Project in the name of **"VGN VIRUKSHAM",** for laying out of house sites for the land measuring an extent of 15.66 Acre (63,373.80 Sq.Mtr), comprised in Survey Nos. 20/1A, 20/1B, 20/1C, 20/1D, 20/1E, 20/1F, 20/2 of Sasthirambakkam Village and S.Nos. 48/1A, 49/2A1, 49/2A2, 50/1A, 50/1B1 & 50/1B2 of Kongadu Village both villages situated at Chengalpet Taluk, Chengalpet District.

We, **"VGN Infrastructure Private Limited"**, represented by its Director, Mr.B.R.Nandakumar and "**VGN Enterprises Pvt Ltd**" represented by its Authorized Signatory Mr.B.R.Nandakumar, the Promoters of the proposed project in the name of **"VGN VIRUKSHAM",** do hereby Solemnly declare, undertake and state as under

1. That we have legal title to the land on which the development of the Project is proposed in the name of **"VGN VIRUKSHAM"** and a legally valid authentication of title of such land is enclosed herewith.

VGN INFRASTRUCTURE PRIVATE LIMITED
Director

For VGN ENTERPRISES PRIVATE LIMITED
Authorised Signatory

2. That the said land is free from all encumbrances

3. The **project is completed by us.**

4. That seventy per cent (70%) of the amounts realized by us for the real estate project by name **"VGN VIRUKSHAM"** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

VGN INFRASTRUCTURE PRIVATE LIMITED

Director

For VGN ENTERPRISES 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 16th day of October, 2025.

VGN INFRASTRUCTURE PRIVATE LIMITED

Director

For VGN ENTERPRISES PRIVATE LIMITED

Authorised Signatory

DEPONENT