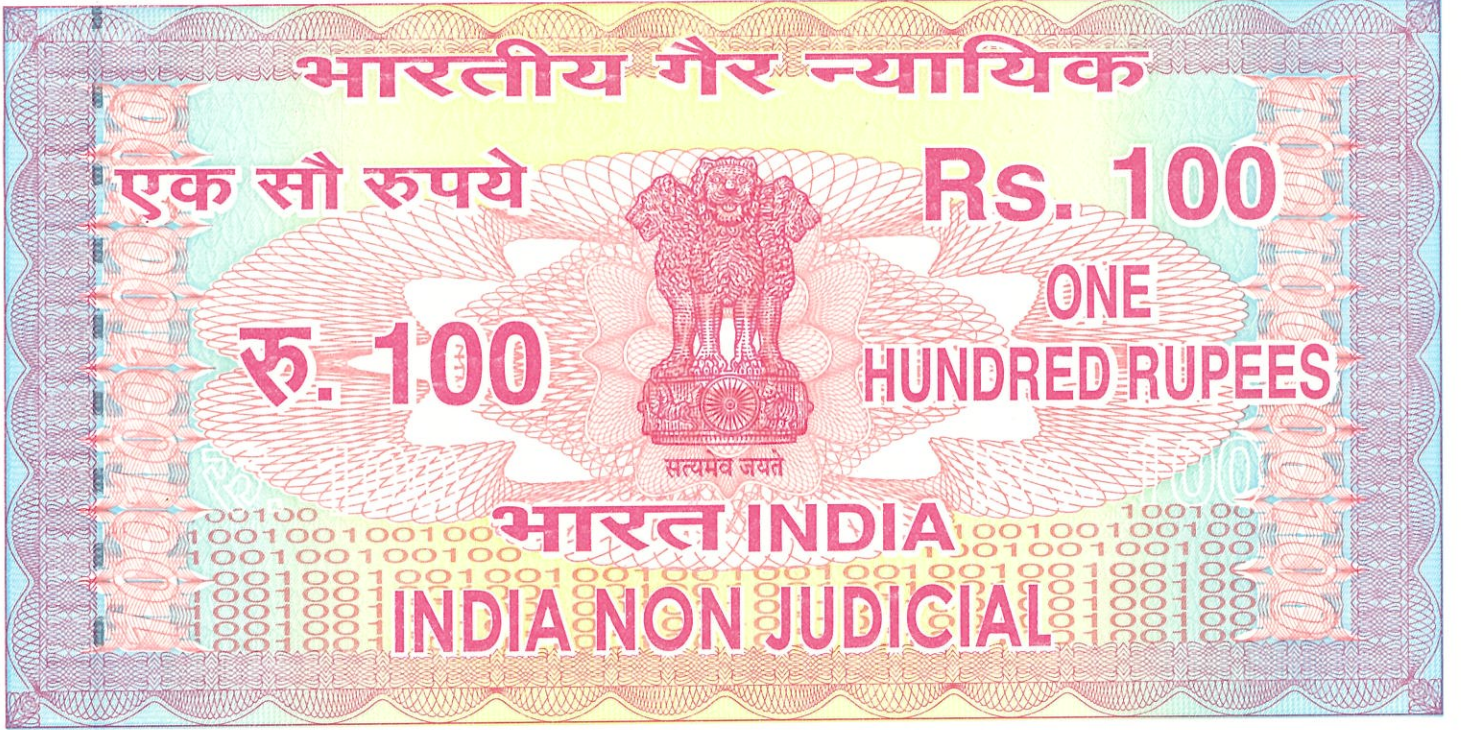




தமிழ்நாடு தமில்நாடு TAMILNADU 04 APR 2026

M/s APPASWAMY Real Estates Ltd.,
Chennai-600 017.

EU 590282

M. VENKATESAN
SV / LIC No. 4255 / C1 / 95
52, JUBILEE ROAD, CH - 33



FORM -B

(See rule 3(4))

Affidavit-Cum-Declaration

Affidavit cum Declaration of M/s Appaswamy Real Estates Limited represented by its Executive Director / Authorized Signatory, Mr. R. Swaminathan aged about 63 years, S/o Mr. Rajagopalan office situated at No.3, Mangesh Street, T.Nagar, Chennai-600017, Promoter of the proposed project at Old Survey No.9/1.9/3,4/6 (As per document) Old S.No.9/5 Part, 9/7 Part and T.S No.4/4,10,11,12 Block No.7, Ward -01 of Vadaagaram village with in limit of Greater Chennai Corporation.

M/s APPASWAMY REAL ESTATES LIMITED represented by its Executive Director/ Authorized Signatory, Mr. R. Swaminathan, Promoter of the proposed project, do hereby solemnly declare, undertake and sincerely state as under:

1. Have entered in to agreement with Mr. R. Krishnamurthy and Mr.R. Ambalavanan, and Mr. R. Madhavan who possess a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the project is enclosed herewith.
2. That the said land is free from all encumbrances.

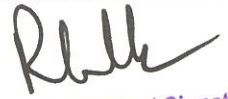
For APPASWAMY REAL ESTATES LTD


Authorized Signatory

2.

3. That the time period within which the project shall be completed by me/promoter is 30/11/2028, completed date
4. The seventy percent of the amounts realized by me/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. For layout project, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by and Engineer, Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of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 layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That We, 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 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 promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We, promoter shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

For APPASWAMY REAL ESTATES LTD


Authorised Signatory

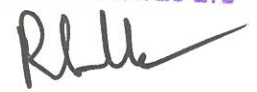
Deponent

Verification

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

Verified by me at Chennai on this 11th day of June 2026.

For APPASWAMY REAL ESTATES LTD


Authorised Signatory

Deponent