

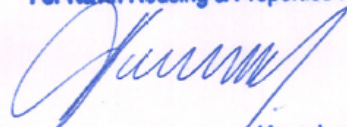
Affidavit cum Declaration

Affidavit cum declaration of **M/s. NAVIN HOUSING AND PROPERTIES (P) LTD.**, Represented By Its Managing Director, Mr. Viswajith Kumar, Promoter Cum Owner of the proposed project name of “**NAVIN'S MAYURA GARDENS**” Residential Apartments with Basement Floor + Stilt Floor + First Floor part to 5th Floor part, situated at on the land bearing Survey Nos. (i) S.No.47/2A and as per patta S.No.47/2A2 (ii) S.No.47/1 and as per patta S.No.47/1B, (iii) S.No.47/2A and as per patta S.No.47/2A3 of Sridevikuppam Road, Valasaravkkam village, Maduravoyal Taluk, Chennai – 600 087, within the limits of Greater Chennai Corporation.

We, **M/s. NAVIN HOUSING AND PROPERTIES (P) LTD.**, represented by its Managing Director, Mr. Viswajith Kumar, the project proponent, do hereby solemnly declare, undertake and state as under;

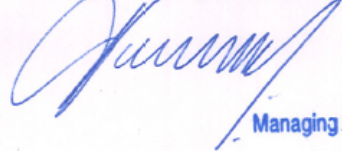
1. That we have a legal title to the land on which the development of the project is will be completed.

For Navin Housing & Properties Pvt. Ltd.


Managing Director

2. That the said land is free from all encumbrances.
3. That the time period within which the promoter shall complete the project " NAVIN'S MAYURA GARDENS " is December 2028.
4. That seventy percent of the amounts realized by proprietor 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, an architect and a chartered accountant in practice, confirming that the withdrawal is in proportion to the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. It shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and that the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That we 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Navin Housing & Properties Pvt. Ltd.



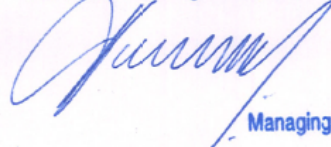
Managing Director

Deponent

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 this 12th day of Nov 2025.

For Navin Housing & Properties Pvt. Ltd.



Managing Director

Deponent