

தமிழ்நாடு तमिलनाडु TAMILNADU Rs-100/- DN 377541

05.08.2025 MAMTHA, R.ABISHEK & C.YASH JAIN

பா. வை. மணி
ஸ்டாம்பு வெண்டர்
எல்.நெ. 13383/ஆ/84
பாரிவாக்கம், சென்னை-58

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of **1. Mrs. MAMTHA 2. Mr. R.ABISHEK 3. Mr. C.YASH JAIN** promoter of the proposed project in S.No. 453/3A & 453/3B of Thiruninravur-B Village, Avadi Taluk, Tiruvalllur District, Poonamallee Panchayat union.

We are **1. Mrs. MAMTHA 2. Mr. R.ABISHEK 3. Mr. C.YASH JAIN** promoter of the proposed project do hereby the solemnly declare, undertake and state as under:

That we promoter have /has a Legal title to the land on which the development of the project is proposed at S.No. 453/3A & 453/3B of Thiruninravur-B Village, Avadi Taluk, Tiruvalllur District, Poonamallee Panchayat union.

Yash.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

1. That the said land is free from all encumbrances.

2. That the time period with in which the project shall be completed by us within stipulated time.

3. This Project is Completed.

4. That seventy percent of the amount realized by us for the real estate project from the allottess,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 shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an Engineer, Architect and a chartered accountant in practice that the withdrawal is an proportion to the percentage of completion of the project, as per 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 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 the such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particulars 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.

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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 allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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3 Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified me at CHENNAI on this 13th August day of 2025.

Deponent

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