

தமிழ்நாடு तमिलनाडु TAMILNADU

20 JUN 2024

DL 475711

N. JYOTHISELVAM
STAMP VENDOR
L. No. 09CH(S) 2008.
Parameshwaran Nagar,
Sholinganallur, Chennai - 119

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s.PONRAJ PROPERTIES LLP, Tvl.Rupakumar, Nandakumar, Surya Kumar, Dharanipathy promoter of the proposed project comprised in S.No.301/1,333/1 & 3 of of Ponmar Village, Vandalur Taluk & Chengalpattu District;

I, M/s.PONRAJ PROPERTIES LLP, Tvl.Rupakumar, Nandakumar, Surya Kumar, Dharanipathy promoter of the proposed project do hereby solemnly declare, undertake and state as under:

D.KUMAR ADVOCATE & NOTARY
G.O.(Ms)125 Dt.03.06.2020 Govt. of TamilNadu CHENNAI INDIA

For PONRAJ PROPERTIES LLP

S. Krishna Prabu

Partner

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.

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

3. That the time period within which the project shall be completed by me/promoter is completed.

4. That seventy per cent of the amounts realised 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 projects, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 I / 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.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

D.KUMAR ★ ADVOCATE & NOTARY ★ G.O.(Ms)125 Dt.09.06.2020 Govt. of TamilNadu CHENNAI INDIA

For PONRAJ PROPERTIES LLP

Partner

9. That I / promoter 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 PONRAJ PROPERTIES LLP

Partner

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 22.06.2024.

D.KUMAR, M.A., M.L.,
ADVOCATE & NOTARY
21/3, Govindarajapuram 2nd Street,
Adyar, Chennai – 600 020.
Mobile : 94440 19441

22/6/2024

Deponent

For PONRAJ PROPERTIES LLP

Partner