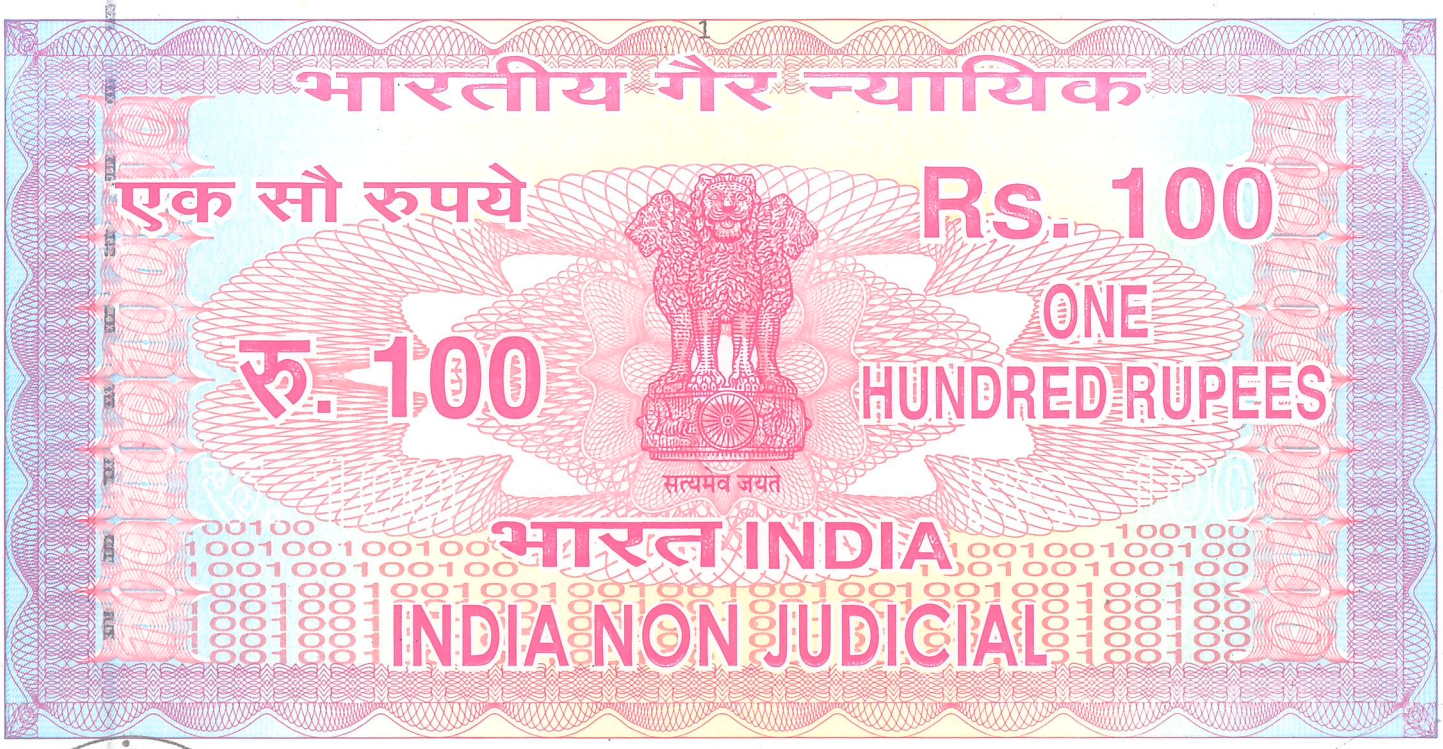


தமிழ்நாடு तमिलनाडु TAMILNADU

25 SEP 2024

DH 157181

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

ஜூலை 19-2024 சென்னை-600035

M/s. Royal Land & Developers Pvt Ltd
Chennai

FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

a) Affidavit cum Declaration of **M/s.Patron First Choice Developers Pvt Ltd, M/s.Royal Land & Developers Pvt Ltd,** and **M/s.Prospera Industries Pvt Ltd** represented by its Director **Vikram Kumar Bagmar** of the project Layout of House Site in Survey No.**80/1E1, 1E2 & 1E3** Vide CMDA Layout Approval No. **P.P.D/ L.O No.141/2024** at **RLD MERLION PHASE - II, Noombal Village, Poonamallee Taluk & Tiruvallur District, Thiruverkadu Municipality**.

We, **M/s.Patron First Choice Developers Pvt Ltd, M/s.Royal Land & Developers Pvt Ltd,** and **M/s.Prospera Industries Pvt Ltd** represented by its Director **Vikram Kumar Bagmar** as promoter of the project do hereby solemnly declare, undertake and state as under:

1. That we, **M/s.Patron First Choice Developers Pvt Ltd, M/s.Royal Land & Developers Pvt Ltd,** and **M/s.Prospera Industries Pvt Ltd** represented by its Director **Vikram Kumar Bagmar** has a legal title to the land on which the development of the project is proposed.

For PATRON FIRST CHOICE DEVELOPERS PVT LTD
Director

For ROYAL LAND & DEVELOPERS PVT. LTD.
Director

For PROSPERA INDUSTRIES Pvt Ltd
Director

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

3. That the time period within which the project shall be completed – **Completed Project**

4. That seventy percent of the amounts realised by me 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, 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 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 shall take all the pending approvals on time, from the competent authorities.

8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I 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 PATRON FIRST CHOICE DEVELOPERS PVT LTD
Director

For ROYAL LAND & DEVELOPERS PVT. LTD.
Director

For PROSPERA INDUSTRIES Pvt Ltd
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 **25TH** on this **SEPTEMBER** day of **2024**.

For PATRON FIRST CHOICE DEVELOPERS PVT LTD
Director

For ROYAL LAND & DEVELOPERS PVT. LTD.
Director

For PROSPERA INDUSTRIES Pvt Ltd
Director

Deponent