भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

30 JAN 2026

M/s. Superb Land Space Project Pvt Ltd.

ET 497320

K. MAHALAKSHMI
SVL No. 3016/2/2/95.
New No.11, Old No.8, 2nd Street,
Mangalapuram, Chetpet
Chennai-31 Cell: 93828 95090

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. Superb Land Space Project Private Limited** rep by its Director, **Mr. R. Nikhil Kumar Bantia** is the promoter for the layout project **"AKT BLOSSOM CITY"** comprised in S.No. **496/1B** of Pakkam-B Village (Nathamedu as per Patta), Thiruvallur Taluk, Thiruvallur District.Thiruvallur Panchayat Union Limit.

For Superb Land Space Project Private Limited

Director

We **M/s.Superb Land Space Project Private Limited rep by its Director Mr. R. Nikhil Kumar Bantia** are the promoter of the proposed project **"AKT BLOSSOM CITY"** comprised in S.No.**496/1B** of Pakkam-B Village (Nathamedu as per Patta),Thiruvallur Taluk, Thiruvallur District. Thiruvallur Panchayat Union Limit do hereby solemnly declare, undertake and state as under:

1. That We promoter 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 is the time period within which the project is completed by the promoter.

4. That 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 projects, it will be the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilised for the project and the withdrawals have been made in compliance with the

For Superb Land Space Project Private Limited

Director

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 / has 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, plot or building, as the case may be, on any grounds.

For Superb Land Space Project Private Limited

Director

Deponents

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 05 March 2026

For Superb Land Space Project Private Limited

Director

Deponents