भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

11/8/2025 ED 871947

Sadayan & Venkatesan.S

K. KALYANI (S.V.)
Lic.NO.17437/அ/1/98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

FORM 'B'

[See rule 3 (4)]

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

Affidavit cum

Declaration

Affidavit cum Declaration **1.Mr.SADAYAN 2. Mr.VENKATESAN.S,** **promoters** of the proposed Property Named as **"JP HAPPY CITY ",** Approved **DTCP vide Layout Approved No.108/2025 on 25.07.2025, comprised in Survey Nos.21/1D1A, 21/1D1C,** No.9, **THIRUPUKUZHI VILLAGE,** Kancheepuram Taluk, Kancheepuram District, Sub-Registration District of Thamal,

M. சதாசயன்
S. வெங்கடேசன்



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We, **1.Mr.SADAYAN 2. Mr.VENKATESAN.S,** promoters of the proposed project does hereby solemnly declare, undertake and state as under:

1. That We promoters have a legal title to the land on which the development of the project is proposed

AND

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

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

3. That the which the project completed by me/promoters.

M. தனசேயன்
S. வெங்கடேசன்

4. That seventy per cent of the amounts realized by me/promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Survey or stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. That We/promoters 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

8. That We/promoters have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

M. தமிழரசன்
S. மனோகர்

9. That We/promoters 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.

M. அரசன்
S. மனோகர்
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 Chennai on this **12th** day of **August 2025.**

M. அரசன்
S. மனோகர்
Deponents