

தமிழ்நாடு தமிழ்நாடு TAMILNADU

ED 841354

12/9/2025 SMK Enterprises

Chennai 116

ஜி. ஜெயந்தி
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 27/1344/அ3/96
கே.கே.நகர், சென்னை - 600 078

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 **1)M/s.SMK ENTERPRISES,** represented by its partner **M.RAJKUMAR JAIN**, registered office at No.99, Mount Poonamallee Trunk Road, Porur, Madhuravoyal, Chennai – 600 116 and **2)M/s.SMK ENTERPRISES,** represented by its partner **M.RAJKUMAR JAIN**, represented as Power Agent of their Principal namely **M/s.MAANSAROVAR FOUNDATION** represented by its partner **M.NARESH KANKARIYA**, registered office at Old Door No.46, New Door No.35, Erullappan Street, Sowcarpet, Chennai – 600 079, (as Power of Attorney dated 11.9.2024 vide Doc.no.5959/2024 SRO Poonamallee)

For MAANSAROVAR FOUNDATION

PARTNER

For SMK ENTERPRISES

Partner

Hereunder the proposed project named **"SMK – SIP ROMERA PHASE - I"** the property comprised in Sur.no.502/2, 508/1A, 508/3 of Thirunindravur village and Sur.no.84/1part, 84/2part, 84/3part, 85/1part, 85/2part, 85/4part, 99/1part, 99/3part, 101/1part, 101/2part, 109, 110/1A, 110/1C, 110/4, 111/1, 111/2, 112/1A1, 112/1A4 and 112/1A5 of Agraharammel village, Avadi Taluk, Tiruvallur District.

We, **1)M/s.SMK ENTERPRISES,** represented by its partner **M.RAJKUMAR JAIN**, and **2)M/s.SMK ENTERPRISES,** represented by its partner **M.RAJKUMAR JAIN**, represented as Power Agent of their Principal namely **M/s.MAANSAROVAR FOUNDATION** represented by its partner **M.NARESH KANKARIYA**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We promoter / GPA Holder have 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.
2. That the said land is free from all encumbrances.
3. That the project is **completed.**
4. That seventy per cent of the amounts realized 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, 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 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.

For MAANSAROVAR FOUNDATION

PARTNER

For SMK ENTERPRISES

Partner

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

For MAANSAROVAR FOUNDATION

PARTNER

For SMK ENTERPRISES

Deponent

Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this 12 day of September 2025.

For MAANSAROVAR FOUNDATION

PARTNER

For SMK ENTERPRISES

Deponent

Partner