

தமிழ்நாடு तमिलनाडु TAMILNADU 29/12/2025

ES 375118

ASCENDANT REALTY LLP

Ph: 044-43859993
G.JANSIRANI (SV)
No.177A, G.S.T. ROAD,
URAPAKKAM-603210
L.No.1347/B2/CH(S)/2021-14/26-02-2021

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 **ASCENDANT REALTY LLP** is the promoter of the proposed project comprised in Survey No – 35/34 Of Iyancheri Village Urapakkam Panchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District.

(A) Whereas the Promoter **ASCENDANT REALTY LLP** Represent by it Authorized Person Mr. S. SOUNDARAJAN, S/o. Mr. Sri Seetharaman aged above 55 years Office residing at No : 15, Balaji Nagar, TVS Nagar, Edayarpalayam, Coimbatore - 641025

For ASCENDANT REALTY LLP

Authorised Signatory

We S **ASCENDANT REALTY LLP** Represent by it Authorized Person Mr. S. SOUNDARAJAN who was the Promoters of the proposed project do hereby solemnly declare, undertake and state as under.

1. That promoter has a legal title to the land on which the development of the project ' **MADHU VANAM** ' comprised in under Survey No – 35/34 Of Iyancheri Village Urapakkam Panchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District. - is proposed.

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

3. The Project has been 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

For ASCENDANT REALTY LLP

Authorised Signatory

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

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

9. That 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 ASCENDANT REALTY LLP

Authorised Signatory

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 this 27th day of Dec 2025

For ASCENDANT REALTY LLP

Authorised Signatory

Deponent