

தமிழ்நாடு तमिलनाडु TAMILNADU

FC 648410

S.R. Pandithai

S.R. PANDITHAI
L.NO.: 184/B7/97
4/434, MUGAPPAIR WEST,
CHENNAI - 600 037.

3 MAR 2026

ISHAAN PROPERTIES

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. ISHAAN PROPERTIES (Partner: ARUN SARVESWARAN)** of my layout Project Comprised in **Survey No. 513/1, 513/2, 518/2, 518/3, 520/2A, 520/3 and 520/4** of **Uthukkadu 'B'** Village **Walajabad** Taluk & **Kanchipuram** District.

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

For ISHAAN PROPERTIES

Partner

AND

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. The above said Project is Completed.

4. That seventy per cent of the amounts utilized 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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.

For ISHAAN PROPERTIES

Partner

8. That I 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 any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For ISHAAN PROPERTIES

Partner

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 **Kanchipuram** on this – **23-05-2026**

For ISHAAN PROPERTIES

Partner

Deponent