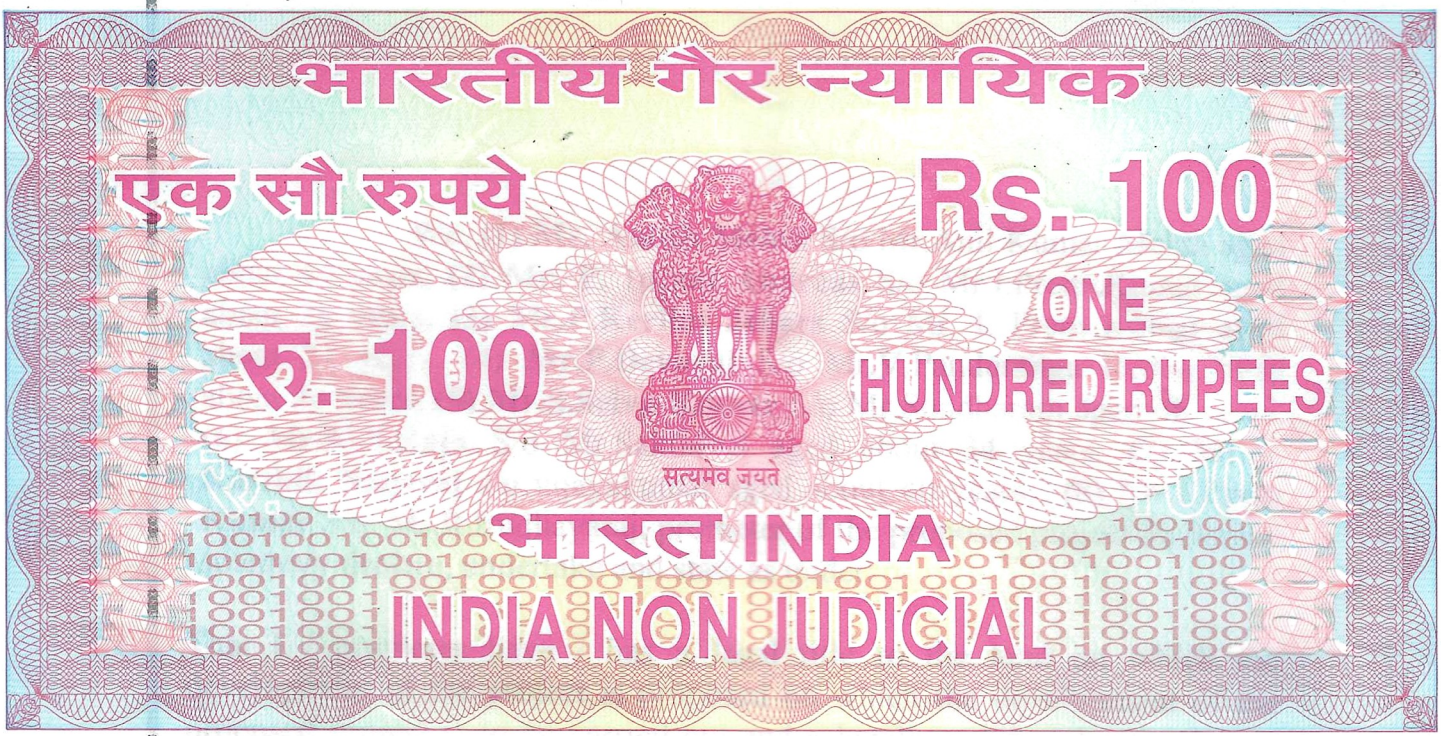


தமிழ்நாடு तमिलनाडु TAMILNADU 09 NOV 2024 EF 876694

I. பிரேம் குமார்
சென்னை - 127

V. MANOHARI (S.V.)
W.TAMBARAM, CHENNAI - 45.
Lic. 16558 / C / 89 DT. 4.12.89
Cell: 90945 80808

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **(1) Mr. Amith Mehta** S/o Mr.Anil Kumar Mehta aged about 44 years, **(2) Mr. P. Infant Andreas** S/o Mr.I.Prem Kumar aged about 20 years, **(3) Mr.P.Kerliut Jebars** S/o Mr. I. Prem Kumar aged about 21 years, **(4) Mr.P.Devaraj** S/o Mr.V.Panduranga Rediar aged about 46 years, **(5) Mr.S.Selva Kumar** S/o Mr.Sundharam aged 40 years, **(6) Mr.M.S.Raja** S/o Mr.Sakthivel aged about 34 years, **(7) Mr.V. Karthik Nagaraj** s/o vijayakumar aged about 40 years, **(8) Mr.I.Prem Kumar** S/o. Mr.R.Irudhayaraj aged about 49 years residing No. 68, Vigneshwara Street, Vasanthapuram Extension, Unamancheri Village, Vandalur Taluk, Chengalpattu District, Chennai – 600127 promoter of the proposed project Residential Layout project to be set up at Comprised in S.No. 99/1A1A2, 99/1A1A3, 99/1A2, 99/1A3, 99/1B2, 99/1B3, 99/1C1, 99/1C2, 99/1D, 99/1E1A, 99/1E1B, 99/1E1C2, 99/1E1C3, 99/12, 99/15 & 99/16 of Kulapakkam Village, Vandalur Taluk, Chengalpattu District, Kattankulathur Panchayat Union Limit, Tamil Nadu State, **"Project Name: STAAR ELITE CITY".**

× Amith Mehta
× Infant Andreas
× P. Devaraj
× S. Selva
× V. K
×

We, **(1) Mr. Amith Mehta** S/o Mr.Anil Kumar Mehta aged about 44 years, **(2) Mr. P. Infant Andreas** S/o Mr.I.Prem Kumar aged about 20 years, **(3) Mr.P.Kerliut Jebars** S/o Mr. I. Prem Kumar aged about 21 years, **(4) Mr.P.Devaraj** S/o Mr.V.Panduranga Rediar aged about 46 years, **(5) Mr.S.Selva Kumar** S/o Mr.Sundharam aged 40 years, **(6) Mr.M.S.Raja** S/o Mr.Sakthivel aged about 34 years, **(7) Mr.V. Karthik Nagaraj** s/o vijayakumar aged about 40 years, **(8) Mr.I.Prem Kumar** S/o. Mr.R.Irudhayaraj, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed on which the development of the proposed project is to be carried out 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 including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The above said project is **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.

× Amith

× Infant Andreas P

× P. Devaraj

× S. Selva

× Raja

× V. K

×

6. That I / 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.

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

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

9. That I / 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.

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 **17th** day of **November 2025.**

Deponent