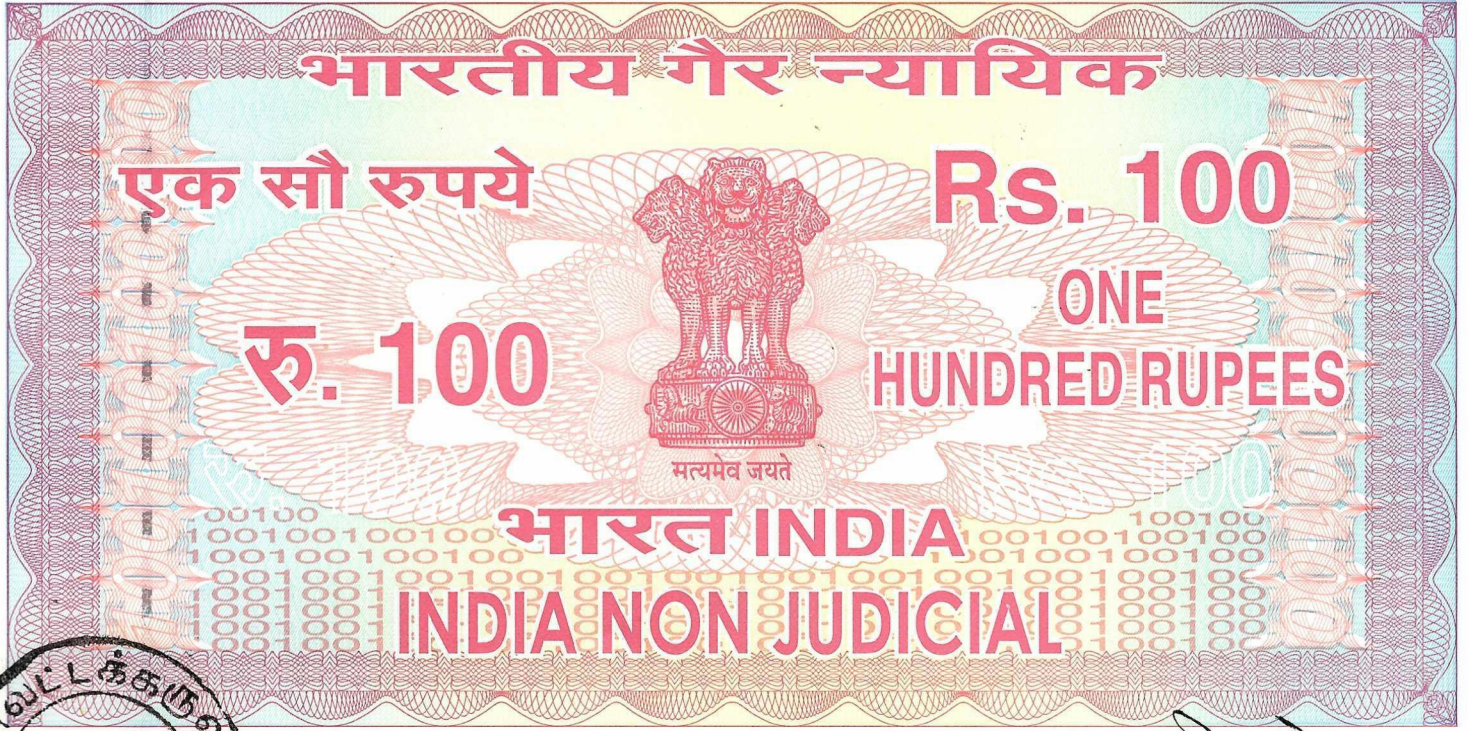




TAMILNADU

ANKUR REALTY DEVELOPERS LLP

ED 384156
I. SARASWATHI
S.V.L. No. 30/B8/87
14 Mandapam Street, 1st Lane
KILPAUK GARDEN,
CHENNAI-10. Call: 93528 90011

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.

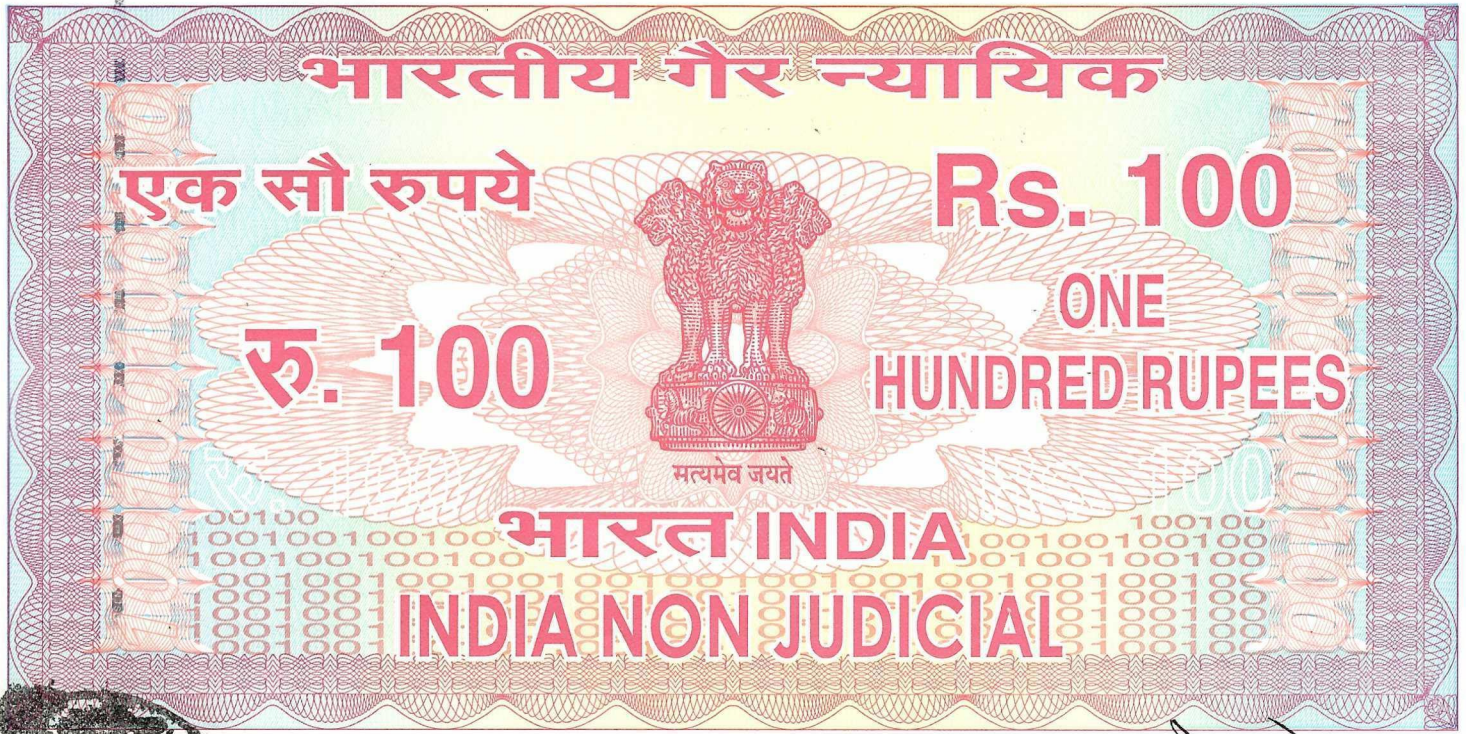
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) M/s. ANKUR REALTY DEVELOPERS LLP, Represented by its Designated Partner, Mr. RAJIV S. MAHER and (2) Mr. JITESH D. MAHER (Land Owner), promoter(s) of the proposed project;

1. We, (1) M/s. ANKUR REALTY DEVELOPERS LLP, represented by its Designated Partner, Mr. RAJIV S. MAHER, having registered office at Old No 25, New No 49, Barnaby Road, Kilpauk, CHENNAI – 600 010, & Mr. JITESH D. MAHER, Land Owner, S/o. (Late) Shri Dhirajlal Maher, residing at 262/14, Anand Apartments, Poonamallee High Road, Kilpauk, Chennai 600 010, Promoter(s) of the proposed Residential Project “ANKUR AZALEA”, Non High Rise Residential Building with 18.30m height, consisting of Stilt Floor + 4 Floors + 5th Floor Part with Gym & Association Room in the 5th Floor – 18 Residential Units, at Regularised Plot No. 17, Chanakya Main Road, Annamalai Avenue, Nollambur, Chennai comprised in S. No. 109/1 & 109/2 (Document), S.No.109/1A2 & 109/7 (Patta) of Nollambur Village, Maduravoyal Taluk within the limits of Greater Chennai Corporation, Tamil Nadu do hereby solemnly declare, undertake and state as under:

For ANKUR REALTY DEVELOPERS LLP

Partner



தமிழ்நாடு TAMILNADU

20.06.2025

ANKUR REALTY DEVELOPERS
LLP

ED 384154
I. SARASWATHI
S.V.L. No. 30/B8/87
14 Mandapam Street, 1st Lane
KILPAUK GARDEN,
CHENNAI-10. Cell: 93828 90011

1. That We, **M/s. ANKUR REALTY DEVELOPERS LLP**, represented by its **Designated Partner, Mr. RAJIV S. MAHER**, having registered office at Old No 25, New No 49, Barnaby Road, Kilpauk, CHENNAI – 600 010, have entered in to Joint Development Agreement with **Mr. JITESH D. MAHER, S/o. (Late) Shri Dhirajlal Maher**, residing at 262/14, Anand Apartments, Poonamallee High Road, Kilpauk, Chennai 600 010, **the Land Owner**, who HAS 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 promoter for development of the project is enclosed herewith.
2. THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.
3. That the time period within which the project shall be completed by us (promoter) is **31.03.2029**.
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.

For ANKUR REALTY DEVELOPERS LLP

Partner

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

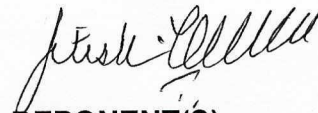
For ANKUR REALTY DEVELOPERS LLP

(1)



Partner

(2)



DEPONENT(S)

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material have been concealed by us there from.

Verified by us at Chennai on this 16th June 2026.

For ANKUR REALTY DEVELOPERS LLP

(1)



Partner

(2)



DEPONENT(S)