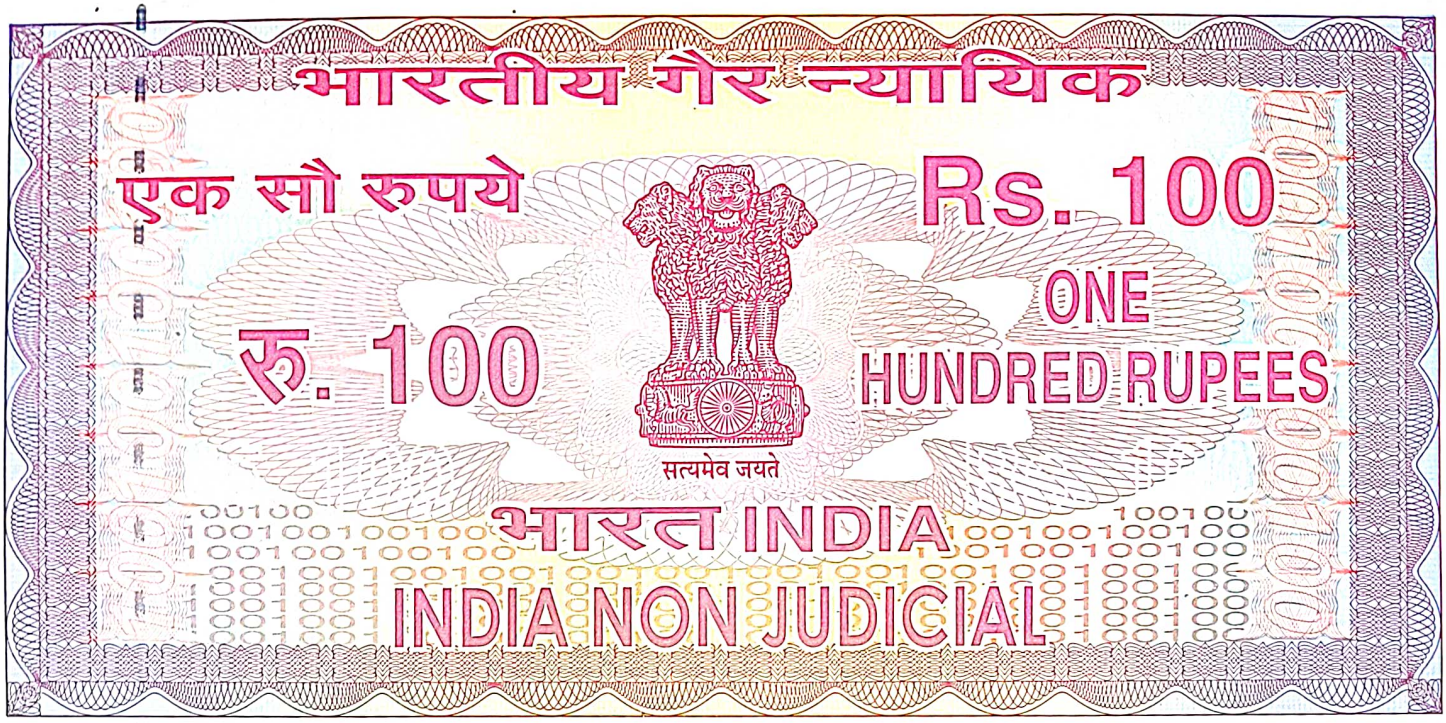


தமிழ்நாடு तमिलनाडु TAMILNADU

16 AUG 2024

EE 799462

IDEA HOUSING CORPORATION
S.ARULARASU
CHENNAI

K. VIJAYAPATHY (S.V.)
W.TAMBARAM, CHENNAI - 45.
No. 16559 / C / 89 DT. 4.12.89
Cell: 99405 80802

FORM -'B'

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-cum-Declaration of **Mr.Shankar Babu & Mr.Arularasu** Promoter of the proposed project **M/s. IDEA HOUSING CORPORATION.**

I, **M/s. IDEA HOUSING CORPORATION, Arunachala Nagar, in S.No.40/4 and 50/6B2, 6B3, 6B4, 6B5 of Thiruvancherri Village** Promoter of the proposed project / duly authorized by the 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 in **S.Nos.40/4 & 50/6B2, 6B3, 6B4, 6B5 of Thiruvancherri Village,** St.Thomas Panchayat Union

NOTARY GOVT. OF T.N. PERIASAMY PALANI ADVOCATE NO.65, PLOT NO.3, PILLAIYAR KOVIL ST. MADANANDAPURAM CHENNAI-73

For IDEA HOUSING CORPORATION

Partner

OR

M/s. IDEA HOUSING CORPORATION & S. ARULARASU have/has a legal title to the land 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 real estate project is enclosed herewith.

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

OR

Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/Promoter is **COMPLETED**

4. That, seventy per cent of the amounts realized 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 project, 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 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.

NOTARY ADVOCATE GOVT. PERIASAMY PALANI ADVOCATE NO.3, PLOT NO.66, MARUTI NAGAR, MADAMBAKKAM, CHENNAI-73

For IDEA HOUSING CORPORATION

Partner

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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been 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

For IDEA HOUSING CORPORATION

Partner

Verification

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

Verified on this ..... day of.....

NOTARY ★ GOVT. OF INDIA ★ PERIASAMY PALANI ADVOCATE NO.5, PLOT NO.65, MARUTI NAGAR, MADAMBAKKAM, CHENNAI-73

Deponent

For IDEA HOUSING CORPORATION

Partner