

தமிழ்நாடு तमिलनाडु TAMIL NADU

13/04/2024 MILKY WAY DEVELOPERS CP LTD

S. M 23AC 897966

S.MURUGU THIRUNAVUKKARASI
STAMP VENDOR
LIC No. 17:71/B2/2014
'CHENTHUR NIVAS' LIG-521, TNHB Road,
Sholinganallur, Chennai - 600 119.

FORM 'B' [See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **1. M/s. ETA STAR TECHCITY PRIVATE LIMITED, 2. M/s. MILKY WAY DEVELOPERS PRIVATE LIMITED** the proposed residential plots Project **"SRI SAI SWARNABHOOMI GARDEN".**

We,**1. M/s. ETA STAR TECHCITY PRIVATE LIMITED,** represented by its Director **Mr. AMEER ARIF MOHAMED SADAKATHULLAH (PAN No. AABCE6547J)** registered office at Chennai Citi Centre, 4th Floor, No.10 &

For ETA STAR TECHCITY PVT. LTD.

S. M. C. M.

Director

For MILKY WAY DEVELOPERS PVT. LTD.

Director

11, Dr. Radhakrishnan Salai, Mylapore, Chennai – 600 004, & **2. M/s. MILKY WAY DEVELOPERS PRIVATE LIMITED,** represented by its Director **Mr. AHAMED SHAKIR (PAN No. AADCM9205H)** registered office at Ali Towers, No.55, Greams Road, MF-D Block, Chennai -600006, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / Promoter have / has a legal title to the land on which the development of the project is proposed

   OR

a. Have entered into Joint Development Agreement/Collaboration Agreement / Development agreement or any other agreement with JointDevelopment Agreement who possess a legal title to the land on which the development of the proposed project is to be carried out

   AND

b. 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.

   OR

a. 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 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

For ETA STAR TECHCITY PVT. LTD.

Director

For MILKY WAY DEVELOPERS PVT. LTD.

Director

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 / 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 utilized 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 / promoter shall take all the pending approvals on time, from the competent authorities.
8. 4That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we / 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 ETA STAR TECHCITY PVT. LTD.

S. M. K.

Director

Deponents

For MILKY WAY DEVELOPERS PVT. LTD.

Director

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 **1. M/s. ETA STAR TECHCITY PRIVATE LIMITED, 2. M/s. MILKY WAY DEVELOPERS PRIVATE LIMITED, on** this **26th MAY 2024.**

For ETA STAR TECHCITY PVT. LTD.

S. M. K.

Director

For MILKY WAY DEVELOPERS PVT. LTD.

Director