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08 JAN 2024

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S. AYATH BASHA
STAMP VENDOR
L.NO.3 / 43 / 2000
No. 43, SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18.
Phone: 9841640694

M/S. ABI Estates PVT LTD
Chennai - 18

FORM B
[See rule 3(4)]

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

Affidavit cum Declaration

M/s.ABI ESTATES PRIVATE LIMITED, represented by its Managing Director **Mr.S.ELANGO,** having its registered office at Precision Plaza, No.397, Anna Salai, Teynampet, Chennai 600018 PROMOTER of the Proposed Project "**ABI's AGNI ENCLAVE**" do hereby solemnly declare undertake and state as under.

That **M/s. MRL REALTY PRIVATE LIMITED**, represented by its Director **Mr.VIJAYAKUMAR**, LAND OWNER has a legal title to the land on which the development of the project is proposed and executed

NOTARY GOVERNMENT OF INDIA
ADVOCATE CHENNAI

For ABI ESTATES PVT. LTD.

Managing Director

(260)

General power of Attorney with **M/s. ABI ESTATES PRIVATE LIMITED.,** represented by its Managing Director **Mr.S.ELANGO,** who possess 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 project is enclosed herewith.

1. That the said land is free from all encumbrances.

2. That the time period within which the project is completed by PROMOTER - **PROJECT COMPLETED** (Photo enclosed).

3. That seventy per cent of the amounts realised by 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.

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

5. 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.

6. That we shall take all the pending approvals on time, from the competent authorities.

7. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

8. That we shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

NOTARY M.SARAVANAN, B.Sc., B.L., ADVOCATE & NOTARY PUBLIC Regd. No. 6301 Date 6-1-2024 GOVERNMENT OF INDIA

VERIFICATION

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

Verified by us at Chennai on this **06th** day of **FEBRUARY, 2024.**

M. SARAVANAN, B.Sc., B.L.,
ADVOCATE & NOTARY PUBLIC
No.29, 2nd Cross Street, Sankar Nagar,
Pammal, Chennai - 600 075.
Cell: 9841081607

For ABI ESTATES PVT. LTD.

Managing Director