



தமிழ்நாடு தமில்நாடு TAMILNADU

JMB CONSTRUCTIONS AND
INFRASTRUCTURE LLP.

28 APR 2025

EU 621998

M. SELVAKUMAR
STAMP VENDOR
LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 017.

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 M/s. JMB Construction and Infrastructure LLP, promoter of the proposed project Stilt Floor (Parking) + 5 Floors (Height 18.30 m) Residential Building with 10 dwelling units Availing Premium FSI at Plot No.9B & 18B, New Door No.2, Old Door No.9, Sivasailam Street, T.Nagar, Chennai 600 017 comprised in Old T.S.No.8124/1 and New T.S.No.8124/3 & 8124/5, Block No. 107 of Theyagarayar Nagar, Chennai District.

For JMB CONSTRUCTIONS & INFRASTRUCTURE LLP

Designated Partner

Deponent

We, M/s. JMB Construction and Infrastructure LLP, promoter of the proposed project do hereby solemnly declare, undertake and state as under;

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

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with _____ 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.

2. That the said land is free from all encumbrances.
3. The project will be completed by 31.03.2028.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For JMB CONSTRUCTIONS & INFRASTRUCTURE LLP


Designated Partner

Deponent

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 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 / promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 JMB CONSTRUCTIONS & INFRASTRUCTURE LLP


Designated Partner

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 on 28/04/2026.

For JMB CONSTRUCTIONS & INFRASTRUCTURE LLP


Designated Partner

Deponent