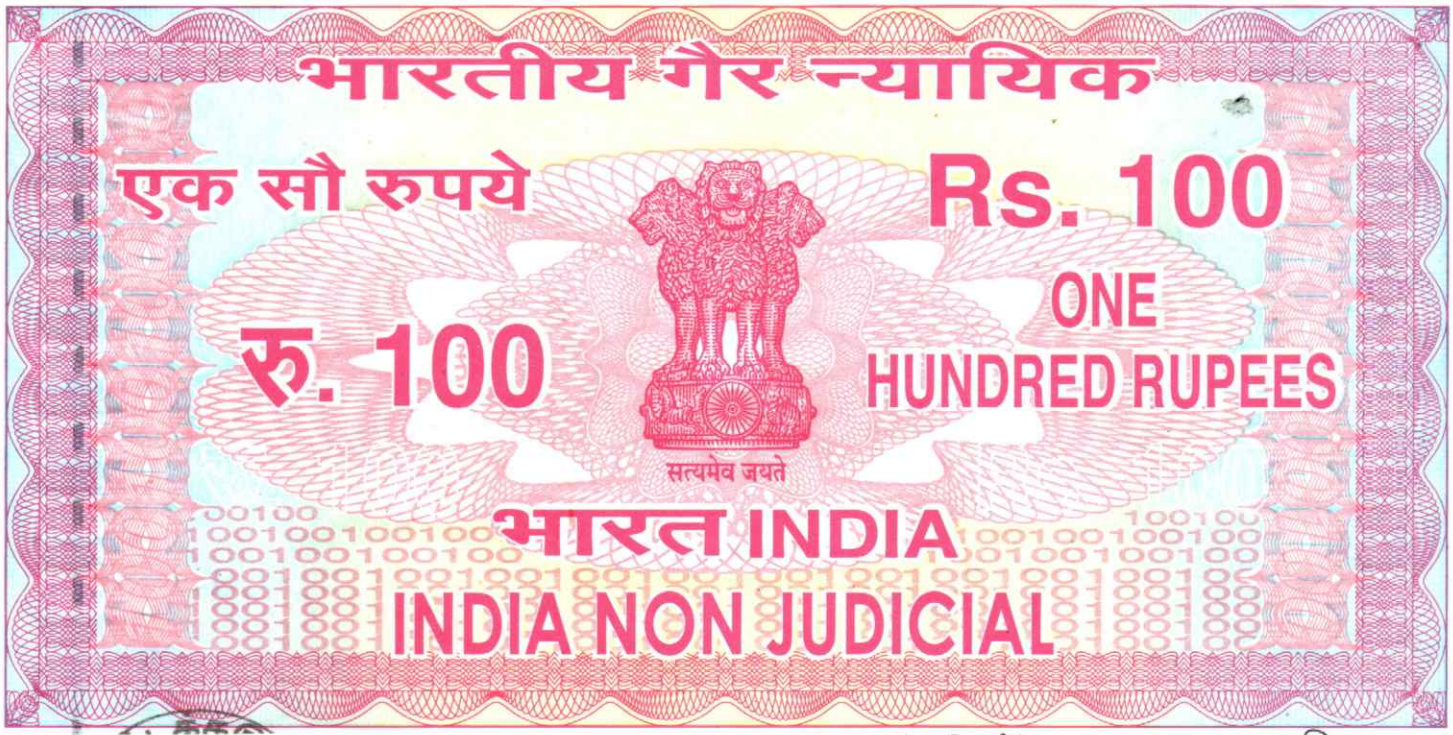


தமிழ்நாடு तमिलनाडु TAMILNADU

7.11.2024

DH 919469

K. MAHALAKSHMI
S.V.L. No.3818/P/2/96
New No.11, Old No.8, 2nd Street,
Mangalapuram, Chetpet,
Chennai-31, Cell: 93828 95888

செப் 02-2024 சென்னை-600035

JJS Properties

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

M/S, J J S PROPERTIES having it registered office at No.74/2, 6th Street, Y Block, Anna Nagar, Chennai- 600040. represented by its Director Mr J. JAYASEKAR aged about 57 years residing at Old door No.68 New No. 12, 3rd Floor G R N Tashawan Apartment I Block, 9th Street, Anna Nagar East Tamilnadu – 600102. in respect of the lands covered in the layout known as 'J J S 2nd AVENUE EXTENSION' situated at S. Nos 185/2A Of Nedungundram Village, as per Patta , Vandalur Taluk, Chengalpattu District, Kattankolathur Panchayat Union, Tamil Nadu.

1. That we are promoter have a legal title land which the development of the project is proposed a legally valid authentication of title 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 project is completed.

For JJS PROPERTIES

Partner/Authorised Signatory

4. That seventy per cent of the amounts utilized by me 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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 promoter 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 JJS PROPERTIES

Partner/Authorised Signatory

Deponents

Verification

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

Verified by me at Chennai on this 11th day of December, 2024.

Deponents

For JJS PROPERTIES

Partner/Authorised Signatory