भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FD 920437

21 APR 2026 Subhamangal Realtors Private Limited

J. LAKSHMANAN
STAMP VENDOR
L.NO:13/2L3/97
#12, Tana Street, Chennai - 07.

FORM-B

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. SUBHAMANGAL REALTORS PRIVATE LIMITED** promoter of the industrial layout project **"MBM ESTATE"**, Situated at **Survey Number - 166/23, Existing CMDA Approved industrial layout plot No.C8, Keezhakaranai Village, Maraimalai Nagar Municipality, Chengalpattu District and Tamilnadu.**

We, of **M/s. SUBHAMANGAL REALTORS PRIVATE LIMITED** promoter of the layout project do hereby solemnly declare, undertake and state as under:

For SUBHAMANGAL REALTORS PRIVATE LIMITED

Director

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

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

3. That the project work has been **completed**.

4. That seventy percent of the amounts realized 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. **- NA**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. That 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. **- NA**

For SUBHAMANGAL REALTORS PRIVATE LIMITED

Director

7. That promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That 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 SUBHAMANGAL REALTORS PRIVATE LIMITED

Director

Deponent

Verification

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

Verified by me at **Chennai** on this day of **21.04.2026**.

For SUBHAMANGAL REALTORS PRIVATE LIMITED

Director

Deponent