भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Selvakumar

EG 205563

21-1-2026

J. VIJAYALAKSHMI
STAMP VENDOR
L.No. 29/B3/2005
No. 1, 2nd Street, Dayala Nagar
Chennai-600
Cell: 98410 19870

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SUBMITTED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mrs. R. Thavamani, Mr. S. Preethkumar, Mr. Selvakumar, M/s.Nirmann Developers and M/s. Svastee Developers LLP** promoter of the proposed project "**VISMAYA**" to be set up at Proposed Layout of House sites **Comprised in Survey No 1408/2A, 1408/2B and 1408/2C1A of Thaiyur Panchayat, Thaiyur 'B' village, Thiruporur Panchayat Union and Taluk of Chengalpattu District**;

I, **Mrs. R. Thavamani, Mr. S. Preethkumar, Mr. Selvakumar, M/s. Nirmann Developers and M/s. Svastee Developers LLP** promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

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

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.

தவமணி

R. Selvakumar.

For NIRMANN DEVELOPERS

Authorised Signatory

For SVASTEE DEVELOPER LLP

Authorised Signatory

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

3. That the time period within which the project shall be completed by me/promoter is **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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I / 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 NIRMANN DEVELOPERS

Authorised Signatory

Deponent

For SVASTEE DEVELOPER LLP

Authorised Signatory

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 21st on this January day of 2026.

For NIRMANN DEVELOPERS

Authorised Signatory

For SVASTEE DEVELOPER LLP

Authorised Signatory

Deponent