भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU DL 257819

24 MAY 2024

M/s MP DEVELOPERS
CH-43

Affidavit cum Declaration

Affidavit cum Declaration of **M/s MP Developers represented by its partner Mr.Pemmasani Sarath,** promoter of the proposed project at **Survey No. 60/1A1, 64/3A, 63/2** in Moonramkattalai Village and **S.No.63/1A2A2** in Kundrathur 'B' Village, Kundrathur Taluk, Kancheepuram District.

I, M/s MP Developers represented by its partner Mr.Pemmasani Sarath, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That I, promoter have, 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.

ADVOCATE DEVADOSS, M.A., M.L.,
Notary Public-cum-Commissioner of Oath,
Madras High Court,
Chennai-104, Tamilnadu
Roll No:MS 107/7/2016
C.O.No:23/2017
Cell No: 98845 84435

For MP DEVELOPERS

Partner

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by 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. – **Not Applicable**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 - **Not Applicable**

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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project – **Not Applicable**

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.

Advocate, Commissioner of Oaths
Madras High Court
Chennai-104, Tamil Nadu
Roll No:MS 1077/2010
C.O.No:23/2017
Cell No:98845 81436

For MP DEVELOPERS
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 at Chennai on this 28th day of MAY 2024.

SUKHAND DEVRAJ OSWAL
Advocate: Commissioner of Oaths
Madras High Court,
Chennai-104, Tamilnadu
Roll No:MS 1077/2016
C.O.No:23/2017
Cell No:98845 81436

For MP DEVELOPERS

Partner

Deponent