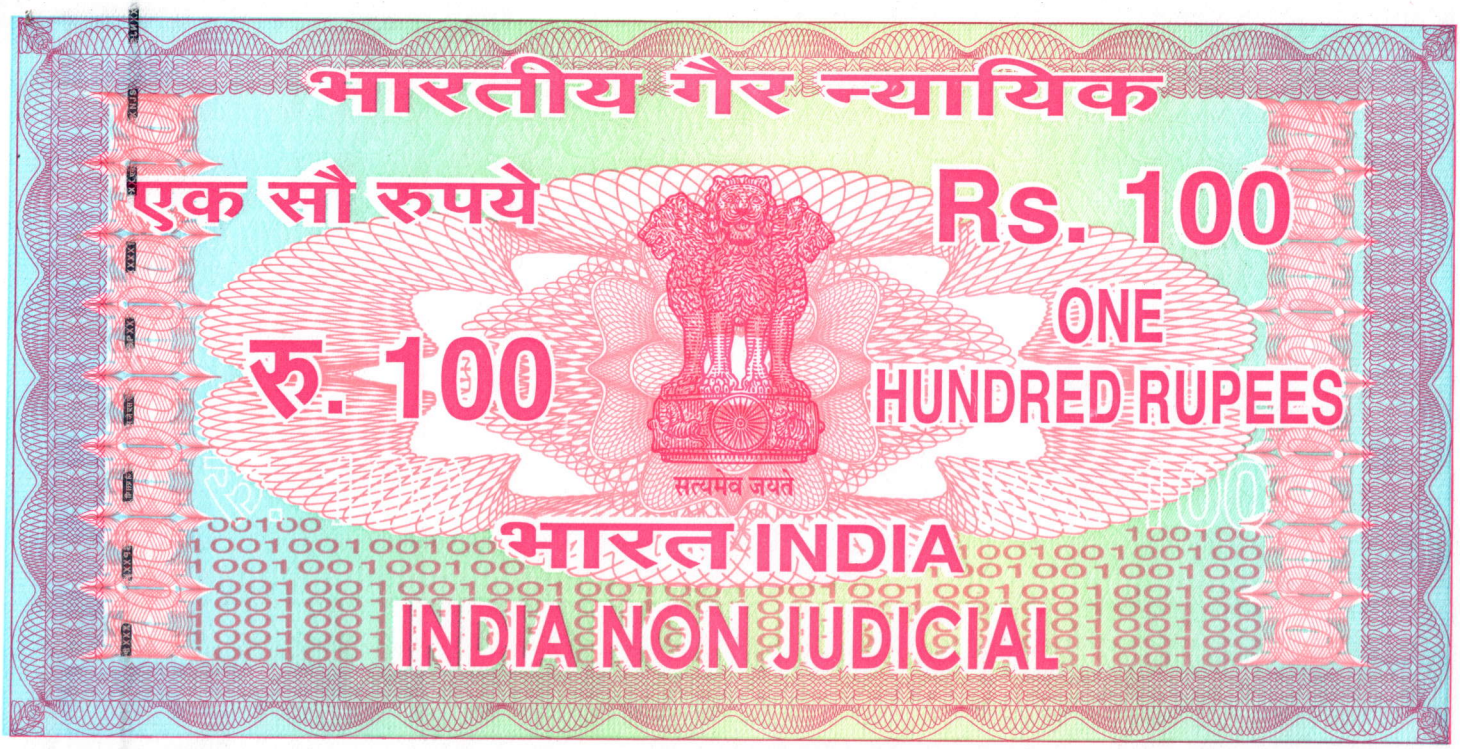



தமிழ்நாடு तमिलनाडु TAMILNADU 23/09/2025 EY 817731

Sarkan Estates Private Limited

S. MALA
STAMP VENDOR
L.No. 170717 B2 / 14
120, Dr. M.G.R. Road, Tambaram East,
Chennai - 59. Cell : 9884051444

**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 **SARAKAN ESTATES PVT LTD, Mr.N.MALIK FAIZAL AHMED & Mrs.K.M.A.NOUSHEEN FAIROSE** is the promoter of the proposed project comprised in Survey Nos: 96/2, 95/1B1, 95/2A of Padur Village, Thiruporur Taluk, Chennai District.

(A) Whereas the Promoter **SARAKAN ESTATES PVT LTD** Represent by it Director Mr. K. RAVIKUMAR, S/o. Mr. Kandasamy aged above 49 years Office residing at No : 7, Annai Indira Gandhi Salai, Nariyambakkam, Padappai, Kancheepuram District – 601301

For SARKAN ESTATES PVT.LTD.

Director

(B) Mr. N. MALIK FAIZAL AHMED S/o. Mr. Mohammed Nazar aged above 37 years, residing at No : 8/2, Potter Street, Kilpauk, Chennai - 600 010

(C) Mrs. A. NOUSHEEN FAIROSE D/o. Mr. Abdul Salam aged above 36 years, residing at No : 13/4, Mookathal, Street, Purasawakam, Chennai - 600 007

We **SARAKAN ESTATES PVT LTD** Represent by it Director **Mr. K. RAVIKUMAR and Mr. N. MALIK FAIZAL AHMED & Mrs. A. NOUSHEEN FAIROSE** who was the Promoters of the proposed project do hereby solemnly declare, undertake and state as under.

1. That promoter has a legal title to the land on which the development of the project '**ATH AURA VILLE**' comprised in under Survey Nos: 96/2, 95/1B1, 95/2A of Padur Village, Thiruporur Taluk, Chennai District. - is proposed.

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

3. The Project has been 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.

For SARKAN ESTATES PVT.LTD.

Director

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 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 promoter has 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 SARKAN ESTATES PVT.LTD.

Director

Deponents

## 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 **23**rd day of September 2025

For SARKAN ESTATES PVT.LTD.

Director

Deponents