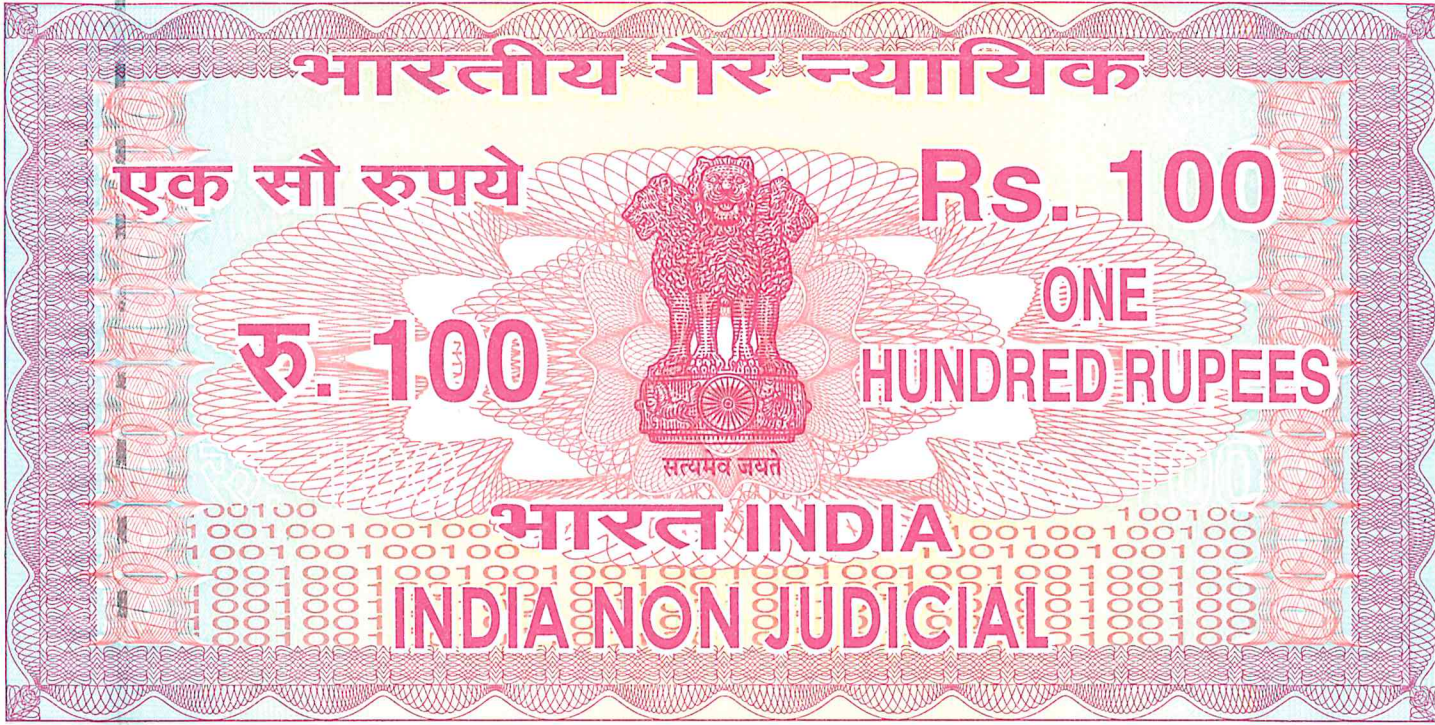




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22 NOV 2025

P. KRUTHIVAS

ET 136989

R. LAKSHMANA
STAMP VENDOR
L.C.No: 6/772/B3/1
No:261, E.V.R. ROAD
AMINJIKARAI, CHENNAI

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 of M/s. **PUSHKAR PROPERTIES PRIVATE LIMITED**, represented herein by its Director, **Mr. P. KRUTHIVAS** Promoter of the proposed project "**TEMPLE RIDGE**", Residential apartments of Stilt Floor Parking + Five Floors Residential Building with 30 Dwelling units Availing Premium FSI at Old Door No. 243 to 254/2, New Door No. 296/1 to 296/14 (Document), Door No.254/1, 296/3, 296/5 to 296/12, 1B (Patta) Konnur High Road, Ayanavaram, Chennai 600023, Comprised in Old S.No.243, 254, 296/3, 296/4 and T.S.No.4/2, 4/4, 5/2 to 5/11, Block No. 23 of Ayanavaram Village, Ayanavaram Taluk, Chennai District, Tamil Nadu.

I, M/s. **PUSHKAR PROPERTIES PRIVATE LIMITED**, represented herein by its Director, **Mr. P KRUTHIVAS**, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For **PUSHKAR PROPERTIES PVT. LTD.**

P. Kruthivas

Director

:2:

P. KRUTHIVAS GPA For 1.Mr. H.GANAPATHY, 2.Mrs.JAYA EASWARAN, 3.Mr.H.GOPALAKRISHNAN, 4.Mrs. G.HARIHARAN, 5.Mr.G.ANANTHAKRISHNAN & 6.Mr.G.Vaidyanathan.

That we have entered into joint development agreement with 1.Mr. **H.GANAPATHY**, S/o. Mr. K. G. HARIHARA IYER, 2. Mrs. **JAYA EASWARAN**, W/o. Mr.EASWARAN, 3. Mr. **H. GOPALAKRISHNAN**, S/o. Mr. K.G.HARIHARA IYER, 4.Mrs. **G.HARIHARAN** S/o. Mr.H.Ganapathy, 5. **Mr. G. ANANTHAKRISHNAN** S/o. Mr. H. Ganapathy & 6. **Mr. G. Vaidyanathan**, S/o. Mr. H. Ganapathy, Land owners, who possess a legal title to the land on which the development of the proposed project is to be carried out.

AND

We have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the project is enclosed herewith.

1. That the land is free from all encumbrances.
2. That the time period within which the project shall be completed by us is by 27.12.2028 and the Validity of the Planning Permit is up to 12.10.2033.
3. That seventy per cent of the amounts realized 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.
4. 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.
5. 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

For PUSHKAR PROPERTIES PVT. LTD.


Director

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6. That we shall take all the pending approvals on time, from the competent authorities.
7. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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 PUSHKAR PROPERTIES PVT. LTD.



Deponent Director

Verification

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

Verified by me at Chennai on this 27th day of December, 2025.

For PUSHKAR PROPERTIES PVT. LTD.



Deponent Director