



15 OCT 2025

TAMILNADU
CUBE DEVELOPERS

EG 056704
R.G. PALANI
STAMP VENDOR
L.No: 31/B3/2000
35 Arret Road, Kodambakkam,
Chennai - 600 084.

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. CUBE DEVELOPERS** represented by its Partner **Thiru. S. PUNNAIVANAM**, promoter of the proposed project **CUBE LUXOR** at Plot No.1, Door No.12/8, Sankarapuram 2nd Street, Choolaimedu, In T.S.No.134/1 & 134/3, Block No.14 (Paimash No:512 & 513) of Puliyur Village, Egmore Taluk, Chennai District.

I, **Thiru. S. PUNNAIVANAM** Partner of **CUBE DEVELOPERS**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

For CUBE DEVELOPERS

S. Punnaivanam

Partner

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 **31st June, 2027.**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For **CUBE DEVELOPERS**

B. Srinivasan

Partner

- ## Verification

Verified by me at Chennai on this the 15th day of October, 2025.

B. N. N. N.
Partner

B. Srinivaram
Partner

Deponent