

தமிழ்நாடு तमिलनाडु TAMILNADU

J. G. HOLDINGS & INVESTMENTS PVT. LTD. and 3 OTHERS.

26 JUN 2024

DC 626058

M. SELVAKUMAR
STAMP VENDOR
LIC No.: 4255/C/1/95
Cell: 9940061173
T. Nagar, Chennai-600 0

FORM-B

Affidavit Cum Declaration

Affidavit cum Declaration of **1) M/s. J.G.HOLDINGS & INVESTMENTS PRIVATE LIMITED, 2) M/s. S J S REAL ESTATES PRIVATE LIMITED, 3) M/s. OSIYAN COMMUNICATION PRIVATE LIMITED, 4) R.ANAND** Son of Rajendran Promoters/Power agent of the layout project situated at **"IYRA ANANTHA", Survey Number - 1/1A, 1/1B, 1/1C, 1/1D, 1/2A, 1/2B, 1/3A, 1/3B, 1/3C, 7/1, 7/2A, 7/2B, 7/3, 8, Valarpuram Village, Sriperumbudur Taluk, Kancheepuram District And Tamilnadu.**

For J.G. Holdings & Investments Pvt. Ltd.

Director / Authorised Signatory

For S.J.S. Real Estates Pvt. Ltd.

Director

For OSIYAN COMMUNICATION PRIVATE LIMITED

Director/Authorized Signatory.

We, **1) M/s. J.G.HOLDINGS & INVESTMENTS PRIVATE LIMITED, 2) M/s. S J S REAL ESTATES PRIVATE LIMITED, 3) M/s. OSIYAN COMMUNICATION PRIVATE LIMITED, 4) R.ANAND,** promoters/power agent of the layout project do hereby solemnly declare, undertake and state as under:

1. That Promoters/Power agent has a legal title to the land on which the development of the project is completed.

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

3. That the project work has been completed.

4. That seventy percent of the amounts realized by 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. **- N/A**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For J.G. Holdings & Investments Pvt. Ltd.

Director / Authorised Signatory

For S.J.S. Real Estates Pvt. Ltd.

Director

For OSIYAN COMMUNICATION PRIVATE LIMITED

Director/Authorized Signatory.

6. That Promoters/Power agent 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. - **N/A**

7. That Promoters/Power agent shall take all the pending approvals on time, from the competent authorities.

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

9. That Promoters/Power agent 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 J.G. Holdings & Investments Pvt. Ltd.

Director / Authorised Signatory

For OSIYAN COMMUNICATION PRIVATE LIMITED

Director/Authorized Signatory.

For S.J.S. Real Estates Pvt. Ltd.

Director

Deponent

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 Kancheepuram on this day of 26.06.2024.

For J.G. Holdings & Investments Pvt. Ltd.

Director / Authorised Signatory

For OSIYAN COMMUNICATION PRIVATE LIMITED

Director/Authorized Signatory.

For S.J.S. Real Estates Pvt. Ltd.

Director

Deponent