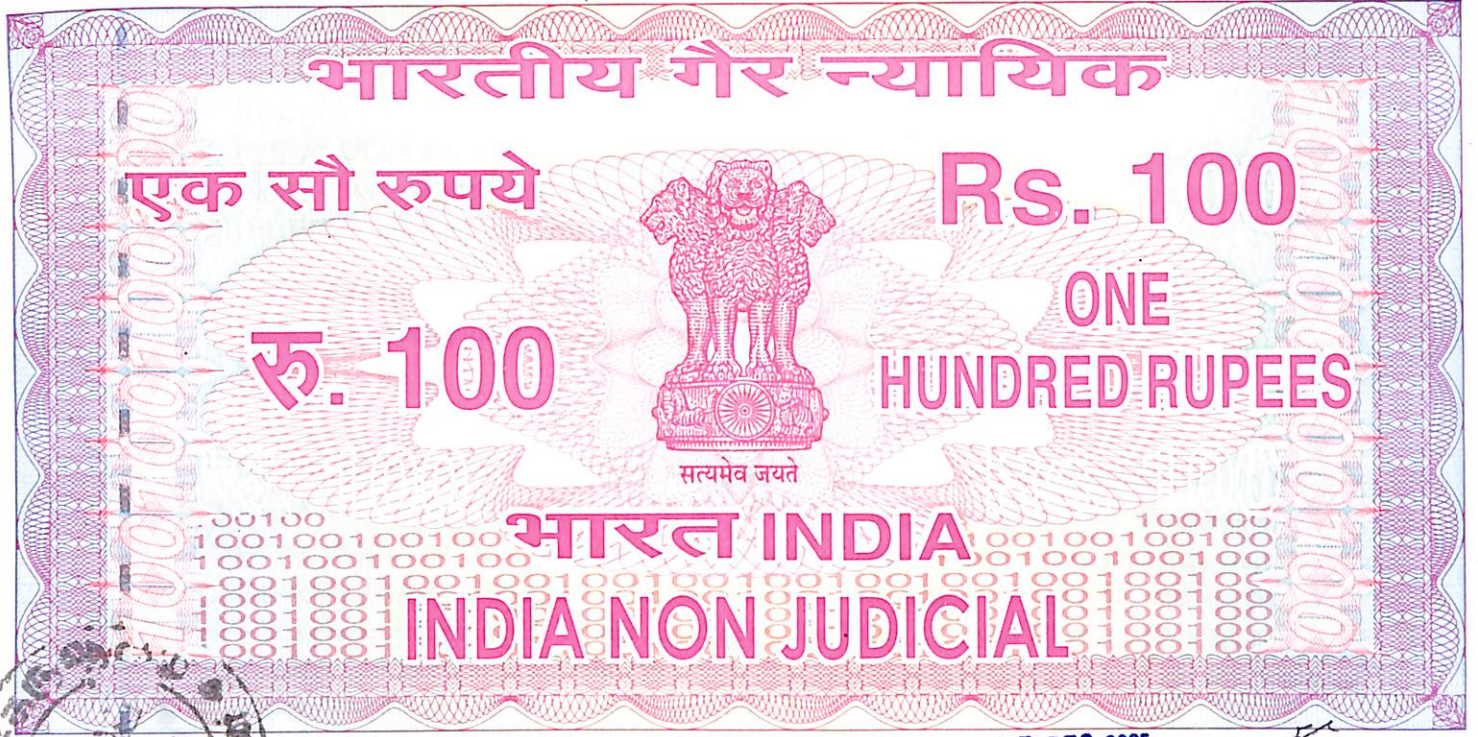




13 DEC 2025

EG 169497

SWATHI BUILDERS
CHENNAI - 600 018

S. AYATH BASHA
STAMP VENDOR
L.NO.3 / 33 / 2000
No: 43, SEETHAMMAL ROAD
TEYNAMPET, CHENNAI - 18
Phone: 9841640694

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 SWATHI BUILDERS Rep by its Partners Mr.K.S.Prabhakar GPA and promoter of the proposed project and T.S.Jose, Sheeba Joseph and Elizabeth Joseph owners of proposed Project **SWATHI'S TARA** Proposed Construction of Stilt Floor + 5 Floors (Height - 18.30 M) Residential Building with 15 Dwelling Units at New Door No.18 and Old Door No.9 (earlier Plot No.9 (originally Plot No.30)), Ramappa Nagar Main Road (Ramappa Nagar), Perungudi, Chennai-600 096, comprised in S.No.56 and as per Patta S.No.56/29, situated in Perungudi Village, Sholinganallur Taluk, Chennai District, within the Limits of Greater Chennai Corporation

[Signature]

[Signature]

Sheeba Joseph

For SWATHI BUILDERS

[Signature]

Partner

SWATHI BUILDERS Rep by its Partners Mr.K.S.Prabhakar GPA and promoter of the proposed project and T.S.Jose, Sheeba Joseph and Elizabeth Joseph owners of proposed Project do hereby solemnly declare, undertake and state as under:

1. Have entered into joint development agreement with who possess a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of the title of such land along with the owners, Proposed Construction of Stilt Floor + 5 Floors (Height – 18.30 M) Residential Building with 15 Dwelling Units at New Door No.18 and Old Door No.9 (earlier Plot No.9 (originally Plot No.30)), Ramappa Nagar Main Road (Ramappa Nagar), Perungudi, Chennai-600 096, comprised in S.No.56 and as per Patta S.No.56/29, situated in Perungudi Village, Sholinganallur Taluk, Chennai District, within the Limits of Greater Chennai Corporation an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

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 31-08-2030. Validity of the Planning Permit – 20-11.2033.**
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 .
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 SWATHI BUILDERS


Partner

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.



Sheen Thomas

For SWATHI BUILDERS



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 13th day of December 2025



Sheen Thomas

For SWATHI BUILDERS



Partner

Deponent