


தமிழ்நாடு तमिलनाडु TAMILNADU

M. Ravikumar
Chennai - 56

23/07/2025

ED 821207

V. RAMA
S V L No. 1481/E/94
No. 509, ANNA SALAI
CHENNAI - 600 035.

**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 Mr. M Ravikumar, Promoter of the proposed project, **"MASILAMANI NAGAR "** comprised in Survey Numbers 803/5D1B of Kuthambakkam Village, Poonamallee Taluk, Tiruvallur District

I, M Ravikumar, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

2. That the said land is mortgaged to M/s Raj Finlease Pvt Ltd, Kamal Kumar, Lalitha Mehta and Shreyans Jain via Mortgage Deed 4441/2025 dated 22 March 2025

3. That the time period within which the project shall be completed by the Promoter is - Project Completed

4. That seventy per cent of the amounts realised by the 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 development and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the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, the 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 I, the Promoter shall take all the pending approvals on time, from the competent authorities.

8. That we, the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I, the Promoter shall not discriminate against any allottee at the time of allotment of any plot, on any grounds.

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 23rd July 2025

Deponent