भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

ER 126316

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Complex,
Thirumangalam, Chennai-600 101.

மாவட்டக்கருவூலம் மார்ச் 26-2025 சென்னை-600035

07 AUG 2025

K. JAGANNATHAN

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. K.Jaganathan** s/o Mr. K.S Ramachandran residing at No: 4/33, Krishna Street, T. Nagar Chennai-600 017. Promoters of the proposed project "**MOUNTAIN STREAM ENCLAVE PHASE 3"** in Library Site into Residential plot in S.No. 725/3, 726/2, 727/1A, 1B, 2, 728, 729, 732, 733/1, 2A, 2B, 734/1 (pt), and 734/2 already approved Layout DTCP No: 81/2007, **New S.No: 733/1A1A1A(pt)** in Kattankulathur Panchayat Union, ~~Athur~~ ~~Panchayat~~, Athur-B ~~Block~~ Chengalpet Taluk and District, Tamilnadu State. Thimmavaram Village.

Total Area of Layout: **1144.56 Sq.mt.** DTCP Approval No. SWP/DTCP/Chengalpattu District – **Layout No. 185/2025** dated 26.07.2025.

I am **Mr. K.Jaganathan** Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARY PUBLIC
P. KARUPPIAH
Reg No : 5575/2013
CHENNAI -50
GOVT. OF INDIA

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

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

3. That the time period within which the project shall be completed by us are - **Completed**

4. That seventy per cent of the amounts realized by promoters for the real estate project from the allotted, 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

7. That, I promoter shall take all the pending approvals on time, from the competent authorities.

8. That, I promoter have 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 allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

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

Verified by us at Chennai on this 11th day of August 2025.

Deponent

NOTARY PUBLIC
P. KARUPPIAH
Reg No : 5575/2013
CHENNAI -50
GOVT. OF IND

P.KARUPPIAH, M.A., B.L.,
ADVOCATE & NOTARY PUBLIC
COMMISSIONER OF OATHS
No. 79, Avvai Nagar, Chennai - 600 050