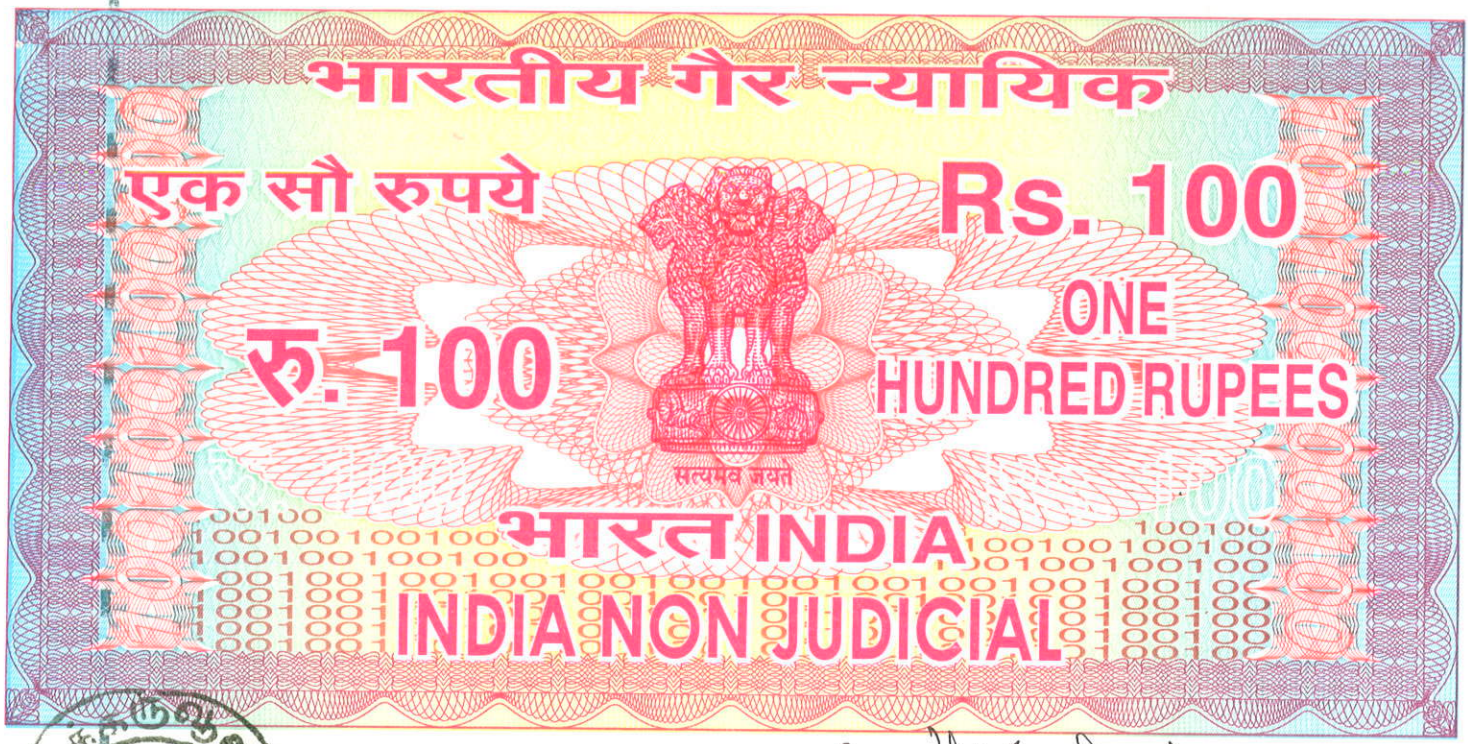



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Empire Esttates

18/02/2026 Chennai

S.ANSARI SYED
STAMP VENDOR
LICENCE No.28/ Ch (S) 2010
No.53/14, 4th Cross Street, M.G. Nagar,
Poonamallee, Chennai-600 056
Cell:9176911234 , 9952228628

ET 079995

**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 Empire Esttates rep by is partner Mr.T. Karthik Prakash onbehalf of M/s F & K Associates LLD residing at No:30, Chokkammal Nagar, Poonamallee, Chennai. Promoters of the proposed project **"GARDENIA"** in S.No: 109/3A1, 3A2, 3B, 4B1, 5 & 6A of Sorancheri A Village, Poonamalle Taluk, Thiruvallur District, Tamilnadu State.

Total Area of Layout: 2809 Sq.mt. CMDA Approval No. OL-PPD/LO/0206/2025. File No: CMDA/PP/LATOUT-1/0191/2025. Permit No: OL-02386 dated 01.12.2025.

For EMPIRE ESTTATES

Partner

We M/s Empire Esttates rep by is partner Mr.T. Karthik Prakash Onbehalf of M/s F & K Associates LLD. Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we 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 is – **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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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, we promoters shall take all the pending approvals on time, from the competent authorities.

For EMPIRE ESTTATES

Partner

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

For EMPIRE ESTTATES

Partner

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 Chennai on this day 18.02.2026

For EMPIRE ESTTATES

Partner

Deponent