भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

17 SEP 2025

ER 335205

V. RAJAVEL, B.A.,
STAMP VENDOR
L. NO: 2/83/97
PURASAWAKKAM, CHENNAI-600007
Phone: 9677035110

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

This Affidavit cum Declaration is executed at Chennai on this 05 Day of November 2025, by

M/s. Merit Technologies India Limited, a Registered office at Plot No. E1, 1st Steet, 3rd Phase, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600032. represented by its Director **Mr. G. Ramadurai**, s/o. Mr. Gopalakrishnan, aged about 58 years, the Promoter of the proposed construction of Stilt floor + 4 floors with 18.30m height IT/ITES use Building namely **"BLACK DIAMOND"** situated at Shed No.L-6 & L-7, Thiru-Vi-Ka Industrial Estate, Guindy, Chennai 600032 in S.No.35 (pt), 37 (Pt), 38 (Pt) & 58 (Pt), Block No.6 of Alandur Village within the limit of Greater Chennai Corporation.

We, are the promoter of the proposed Layout and do hereby solemnly declare, undertake and state as under:

1. That I/we Promoter have a Legal title to the land on which the development of the project is proposed 1 **M/s. Merit Technologies India Limited,** 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 title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

COMMISSIONER FOR OATHS
R.RAVICHANDRAN
Sri No 18/2024
ROC No 98676/2024/HC
HIGH COURT MADRAS

For MERIT TECHNOLOGIES INDIA LTD.,

MERIT TECHNOLOGIES INDIA LTD. Chennai 600 032

Director

2. That the said land is free from all encumbrances OR Possess such encumbrances as Nil including details of any right, title, interest, or name of any party in or over such land along with details.

3. The project has already been completed.

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. For Layout Projects, it will be cost of development and the Land cost.

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 the 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 we 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 we promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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.

For MERIT TECHNOLOGIES INDIA LTD.,

MERIT TECHNOLOGIES INDIA LTD. Chennai 600 032

Deponent Director

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 on this 05 day of November 2025

COMMISSIONER OF OATHS
R.RAVICHANDRAN
Srl No 18/2024
ROC No 98676/2024/F2
HIGH COURT MADRAS

R. RAVICHANDRAN
B.Sc., M.A., B.L., M.Phil., Ph.D
ADVOCATE & COMMISSIONER OF OATH
86, Sharma Nagar, 5th Street,
Vysarpadi, Chennai - 600 039
Mobile : 91766 40312