भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु.100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 05/11/2025

Prabhavathi

EY 975952

S. MALA
STAMP VENDOR
L.No. 17071 / B2 / 14
120, Dr. M.G.R. Road, Tambaram East,
Chennai - 59. Cell : 9884051444

FORM 'B'

(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 Mrs. K Prabhavathi individual of the **"Fortune Grand"** proposed Sub Division Layout of house sites in S. No. 159/1E of kannivakkam village, Vandular Taluk, Kattankulathur panchayat union, Perumattunallur panchayat, vandular Taluk and Chengalpattu District.

P. Prabhavathi

I Mrs. K Prabhavathi of individual of the proposed Sub Division of project do hereby solemnly declare, undertake and state as under:

1. I Mrs. K Prabhavathi who possess a legal title to the land on which the development of the proposed project is to be carried out and 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.

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

3. **That the time period within which the Sub division project is completed**

4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 / 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 Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

P. prabhu

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 day of 20-11-2025.

P. prabhu

Deponent