



तमिलनाडु TAMILNADU

22/09/2025 Jain VIP Developers

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 of M/s. JAIN & VIP DEVELOPERS, A  
PARTNERSHIP FIRM (PAN No. AATFJ1108K), registered under the Indian  
Partnership Act, 1932, having its office at 98/99, Habibullah Road, T. Nagar,  
Chennai - 600017 represented by its Partner, Mrs. Sachin Mehta, S/o. late.  
Mr. Sanjay Kumar Mehta aged about 32 years for the proposed project named  
as AURA RESIDENCES PHASE- 3

For JAINS & VIP DEVELOPERS

Partner

We a Partnership firm, **M/s. JAIN & VIP DEVELOPERS**, represented by its Partner Mr. Sachin Sanjay Mehta, promoter of the proposed project do hereby solemnly declares undertake and state as under:

1. That the promoter is the Power Agent of the Land Owners who possess a legal title to the land comprised in Survey Nos. 53/2B comprising an extent of 50 cents situated at Murukancheri Village, Koppur Majra, Thiruvallur Taluk & District a proposed layout of land in the above Survey Nos. for residential purposes.
2. That the said land is free from all encumbrances.
3. That project will be completed by **31-12-2026**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 the building is concerned. For Layout projects, the withdrawal can be done after obtaining a certificate from the Architect/Licensed Surveyor stating that the project been developed and completed in all respects as per the layout approved by the Competent Authority
6. That 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

**For JAINS & VIP DEVELOPERS**



**Partner**

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 Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For JAINS & VIP DEVELOPERS



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 22<sup>nd</sup> day of September 2025.

For JAINS & VIP DEVELOPERS



Partner

**Deponent**