भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 06 DEC 2024 DK 343134

K SANKAR (S.V)
L No: 1481/94
Nagar, Chennai-17

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s.AS LIVING SPACES LLP, the landowner and the Promoter of the proposed at Survey No: 34/1, 2, 3, 4; 35/1, 2, 3; 36/1, 2; 37/1, 2A, 2B; 38/1, 2, 3; 41/3C1, 41/3C2, 5 of Sirukallathur Village, 215/1, 7, 8B; 241 Vadakal B Village, Sriperumbadur Taluk, Kancheepuram District. Project Name is "**S&P FORTUNE PHASE II**",.

We, M/s.AS LIVING SPACES LLP, [PAN : ABGFA4525R], a LLP registered under The Limited Liability Partnership Act, 2008 and having office at CITI TOWER, 4th Floor, Door No.7, 3rd Cross Street, Kasthuribai Nagar, Adayar, Chennai 600 020, represent by its partner as authorized signatory Mr.S.Prabakar, son of S.V.Shriramulu the landowner of the proposed project, respectively, do hereby solemnly declare, undertake and state as under:

For AS LIVING SPACES LLP

Authorised Signatory

1. That we, M/s.AS LIVING SPACES LLP, represent by its partner as authorized signatory Mr.S.Prabakar, son of S.V.Shriramulu **(Landowner)** 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.

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

3. That the above said project is already **Completed.**

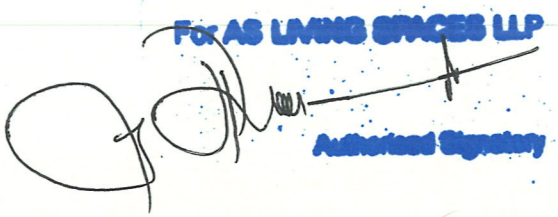
4.That seventy per cent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

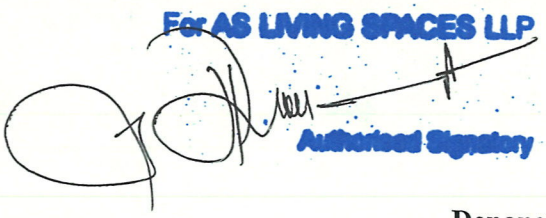
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been 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 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

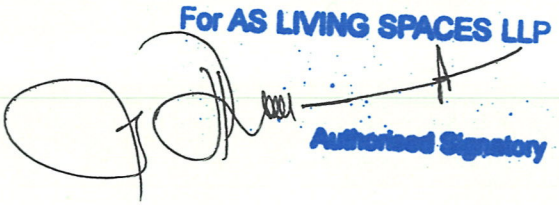


Deponent

Verification

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

Verified by us at Chennai on this 07th December 2024.



Deponent