भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

30 JUL 2025

DG 431585

A. POONGAVANAM (S.V
15191 / B / 84-1/ dt. 9-4-8
TAMBARAM, CHENNAI - 4
Phone : 22263213

UNIVERSAL REALITY
PROPERTIES
Chennai. 600045

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 **UNIVERSAL REAALITY PROPERTIES,** Promoter of the proposed project **SRS AVENUE EXTENSION**;

For Universal Reality Properties

Partner

I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed in **Survey Nos.36/1,36/2B,36/3A,36/3B,36/3C,36/3D1A&36/3D2A;** situated at Asthinapuram village, Vandalur Taluk, Chengalpattu District,

   OR

   Have entered into joint development agreement / collaboration agreement / development agreement or any other agreement with Owner who possess a legal title to the land on which the development, he 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.

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

   OR

   Possess such encumbrances as not applicable Including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed.

For Universal Reaality Properties

Partner

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allot tees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 of the percentage of completion of the project.

For Universal Reaality Properties

Partner

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

For Universal Reaality Properties

Partner

Deponent

VERIFICATION

The contents of may 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 **22 MAY 2026**

For Universal Reaality Properties

Partner