भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

ET 288979

23 JAN 2026

Mr. J. Vijay Raghav Acharyulu & Triveni Jakkala

I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. J Vijay Raghav Acharyulu & Miss Triveni Jakkala of the has constructed Stilt Floor (Parking)1st Floor &2nd Floor (Office) 3rd and 4th Floor Residential building With 1 dwelling unit at plot No .4290.Door No.79, T Block ,5TH Main Road ,Anna nagar ,Chennai.600040.comprised in T S No.550, Block No.2 Ward No. 01 of Mullam Village Aminjikarai Taluk, Chennai, Within the limit of Greater Chennai Corporation.

I, Mr. J Vijay Raghav Acharyulu & Miss Triveni Jakkala of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed

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.

J. Vijay

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

3. The project is completed.

4. That seventy per cent of the amounts realised by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 shall take all the pending approvals on time, from the competent authorities.

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

9. That I 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.

J. Vijay
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 the 21st Day of January 2026.

T. Vijay

DEPONENT