

தமிழ்நாடு தமிழ்நாடு TAMILNADU

02.08.25

Shree Kalpavriksh Realti LLP

ED 873987

P. VELUSAMY
STAMP VENDER
LICENCE No.15/B3/97
K.K. NAGAR, CHENNAI-78.

FORM 'B'

Affidavit cum Declaration

(i) Affidavit cum Declaration of **SHREE KALPAVRIKSH REALTI LLP,** Represent by its Director **mr.MANISH BOHRA,** promoters of the proposed Project **"MANISH AVENUE"** plots survey No.**408/2B2 & 409/1A2A2** Puzhal Village, Madhavaram Taluk, Chennai District.

I hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the developmentof the project is proposed

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

3. The above said Project is Completed.

For SHREE KALPAVRIKSH REALTI LLP

Designated Partner

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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

9. That we 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 SHREE KALPAVRIKSH REALTI L.L.P

Designated Partner

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 2nd day of AUGUST, 2025.

For SHREE KALPAVRIKSH REALTI LLP

Designated Partner

Deponent