भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

SUB-TREASURY - 5 MAY 2025 MYLAPORE-TRIPLICANE Chennai-600 005

தமிழ்நாடு तमिलनाडु TAMILNADU

20 MAY 2025

M. JONES CHENNAI-91

ED 134348

S. SARASWATHI
STAMP VENDOR
LC No: 9228/2b/85 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 9176650088

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 **M/s. M . Jones** promoter of the proposed project –**Orchid Avenue Extension** at Mambakkam.

I, **M.Jones, Managing Director of M/s. Jones Foundations Pvt Ltd,** having registered office at No.2, Moovarasampet Main road, Madipakkam, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have legal title to the land on which the development of the project which is proposed in land situated at **Survey No. 178/1B in approved layout P.P.D/L.O NO. : 67/2025. Measuring 2390 SQ.M at Mambakkam Panchayat and Village, Thiruporur Panchayat Union, Vandalur Taluk, Chengalpattu District, Tamilnadu.**

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

3. That the project has been completed in terms of development and infrastructure.

4. That seventy per cent of the amounts realised 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 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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

9. That 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 any grounds.

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 06th day of June 2025.

Deponent