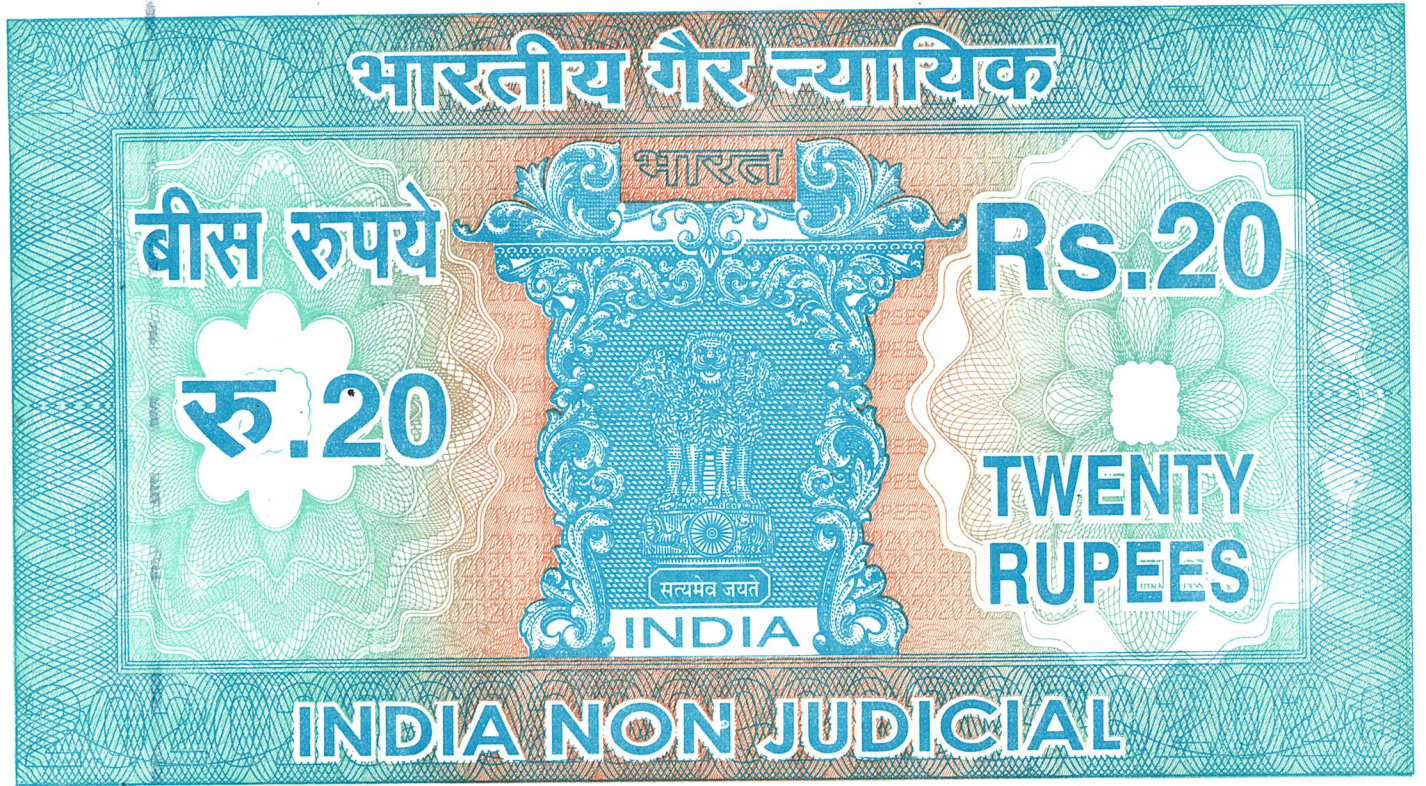


தமிழ்நாடு தமில்நாடு TAMIL NADU

C. SIVASELVAN
CHENNAI -45

01 DEC 2023

25AC 960912

S. KUMARAVELU

STAMP VENDOR

L No: 26/CH (S) 2010 dt 02-03-2011

No: M-10/22, Aishwarya Colony,
Indira Nagar, Adyar, Chennai - 600 020.

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

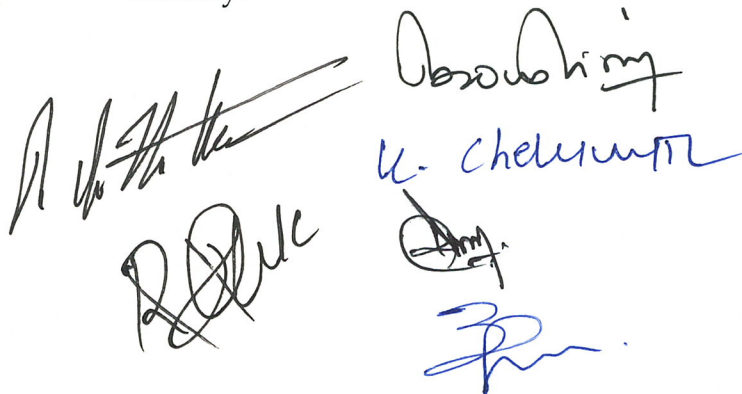
Affidavit cum Declaration

Affidavit cum Declaration C.Sivaselvan, V.Karthik ,K.Chellamuthu ,S.P.Elangovan,
R.Rathinakumar & R.Karthick of individual of the proposed project "AKAN AVENUE
PHASE - IV " -proposed layout of house sites in S.No 420/3B of Perungalathur village,
Tambaram taluk, Chengalpattu district, Tambaram corporation limit.

K. Chellamuthu

We , C. C.Sivaselvan, V. Karthik ,K Chellamuthu ,S.P. Elangovan, R Rathinakumar & R Karthick of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we, C. C.Sivaselvan, V. Karthik ,K Chellamuthu ,S.P. Elangovan, R Rathinakumar & R Karthick, who possess a legal title to the land on which the development of the 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.
3. That the time period within which the layout project shall be completed
4. That seventy per cent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after.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.


The block contains several handwritten signatures. On the left, there are three signatures in black ink, including one that appears to be 'R. Karthick'. On the right, there are two signatures in blue ink, one of which is clearly 'K. Chellamuthu'. There are also some smaller, less legible signatures and initials scattered around.

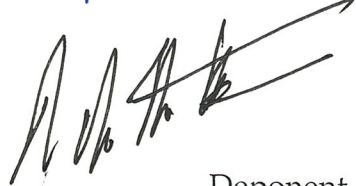
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit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

Abraham

U. Chakraborty





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 4th day of November 2024

Abraham

K. chelvan







Deponent