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EF 305409

28-2024

29 JUL 2024

K. SUNDAR, Stamp Vendor
L.C.No. 47/5440/B-3/2000
216, F-Block, First Street,
Anna Nagar East, Chennai-102

## Affidavit cum Declaration

Affidavit cum Declaration of M/s. SRH MOTA Star Promoters Private Limited represented by its proprietor Thiru. Ramu Veeranan, promoter of the proposed project "Construction of High Rise Building consisting of Extended Double Basement Floor (Each 2 levels Mechanized Parking) + Ground Floor + 11 Floors for Commercial (Office/Retail Shop) Building Availing Premium FSI at Door No.112, Rajiv Gandhi Salai (OMR), Kandanchavadi, Perungudi, Chennai – 600 096 to an extent of 3439.79 sq.mts in the Land Bearing of S.F.No. 286/3B2B1, 3B1B1, 3B2A, 3B1A of Kottivakkam village, Sholinganallur Taluk of Chennai District";

I, Thiru. Ramu Veeranan, proprietor of M/s. SRH MOTA Star Promoters Private Limited, promoter 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 to be carried out

AND

For SRH MOTA STAR PROMOTERS PRIVATE LIMITED

Director

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 project shall be completed by me on or before January 6th, 2027.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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 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.

For SRH MOTA STAR PROMOTERS PRIVATE LIMITED

Director

**Deponent**

## Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For SRH MOTA STAR PROMOTERS PRIVATE LIMITED

Director

Verified by me at Chennai on this 2nd day of August 2024.



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