भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU FH 072538

21/05/2026

M/s Sanda Royale Homes Pvt Ltd

Sriperumbudur

திரு.S.தனசேகரன்,
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்.4536/DI/2008
56-C/50/ வ.உ.சி.தெரு
பல்லவர் மேடு, காஞ்சிபுரம்-1.
தமிழ்நாடு.

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. SAN DA ROYALE HOMES PRIVATE LIMITED** promoter of the proposed project "EDEN GARDEN" to be set up at Proposed Layout of House sites Plot No – 01 – 58 (Total 58 Plots) Comprised in Survey No. 11, 12/1, 12/2, 17 of Vellarai Village, Kolathur Panchayat, Sriperumbudur Panchayat Union/Taluk, Kancheepuram District.

COMMISSIONER OF OATHS
B.SANKAR B.Com., B.L.,
Roc.No. 14256/2025/F2,
C.No. 60/2025,
KANCHIPURAM DISTRICT

B. SANKAR B.Com., B.L.,
Advocate / Commissioner of Oaths
Roc.No. 14256/2025/F2, C.No. 60/2025,
No. 34/A, Perumal Street,
KANCHIPURAM - 631 502.
Cell No. 9364330366

For SAN DA ROYALE HOMES PVT. LTD.

Directors

I, **M/s. SAN DA ROYALE HOMES PRIVATE LIMITED** promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I / promoter have / has 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.

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

3. That the time period within which the project shall be completed by me/promoter is **Completed.**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

COMMISSIONER OF OATHS * KANCHIPURAM DISTRICT *
B.SANKAR B.Com., B.L.,
Roc.No. 14256/2025/F2,
C.No. 60/2025,

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Cell No. 9364330366

For SAN DA ROYALE HOMES PVT. LTD.
Directors

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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

For SAN DA RAYALE HOMES PVT. LTD.

Directors

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 21-May-2026

Deponent

For SAN DA RAYALE HOMES PVT. LTD.

Directors

COMMISSIONER OF OATHS
B.SANKAR B.Com., B.L.,
Roc.No. 14256/2025/F2,
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