भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU 7 OCT 2025

ER 415169

Mr. Mahendra Kumar Gupta
& 10 Others.
Chennai - 6

மா.ஆனந்த் குமார் B.Sc.,
முத்திரைத்தாள் விற்பனையாளர்,
மாதவரம், சென்னை - 60.
உரிமம் எண். 1057 - 14/ஆ7/2021
செல் : 98841 78330

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 of **MAHENDRA KUMAR GUPTA, GIRISH GUPTA, MEENA GUPTA, G.SAMBATHKUMARI, S. HEMALATHA TATIA, MAINA TATIA & YASH GUPTA, GEETHA, SUNDARESAN RAVI, SANDEEP KUMAR, SHANMUGA SUNDARAM**, Owners of the proposed project Named as "M G AVENUE" Situated At S.NO. 332/1, 332/2 & 333/5B, PONNERI-II (Kummangalam) Village, Ponneri Taluk, Thiruvallur District, Tamil Nadu State.

1 **MAHENDRA KUMAR GUPTA, GIRISH GUPTA, MEENA GUPTA, G.SAMBATHKUMARI, S. HEMALATHA TATIA, MAINA TATIA & YASH GUPTA, GEETHA, SUNDARESAN RAVI, SANDEEP KUMAR, SHANMUGA SUNDARAM** Owners of the proposed project do hereby solemnly declare, undertake and state as under:

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.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotted 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 the 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 1/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 1/promoter shall take all the pending approvals on time, from the competent authorities.

8. That 1/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That 1/promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 Chennai on October 14th 2025.

Deponents