भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

19 DEC 2025

ES 745336

Sunhera Realty Pvt Ltd

A. SATHISH KUMAR
STAMP VENDOR
LIC No. 7/37/93/96
TRIPLICANE, CHENNAI-600 005
Phone: 28552343, 45560661

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. SUNHERA REALTY PRIVATE LIMITED, Rep by its Authorized Signatory D. Vidya Sagar Reddy, of** the construction of High Rise Building with 77.95m height consisting of Extended Double Basement floor + Stilt floor part/Ground floor part + 1* floor (Gym, Aerobics, Pre Function & Banquet Hall, Children's Play Area, & Indoor games, Home Theatre) 2nd floor + 23rd floor (6du in each floor) + 24th floor (4 du) totally 136 Dwelling units with swimming pool at terrace floor Residential building availing premium FSI with TOD benefit situated at Poonamallee High Road, Koyambedu, Chennai 600107, Comprised in S.No.169/1, 2, 3 &,4, As per patta T.S. No. 4/3 &.5, Block No. 37 of Koyambedu village, Aminjikarai Taluk, Within the limits of Greater Chennai Corporation.

We, **M/s. SUNHERA REALTY PRIVATE LIMITED, Rep by its Authorized Signatory D. Vidya Sagar Reddy** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For SUNHERA REALTY PRIVATE LIMITED
D. Vidya Sagar Reddy
Authorised Signatory

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. The project will be completed on 31st July 2029

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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.

For SUNHERA REALTY PRIVATE LIMITED

D. Vidya Sagar Reddy

Authorised Signatory

Deponent

Verification

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

For SUNHERA REALTY PRIVATE LIMITED

D. Vidya Sagar Reddy

Authorised Signatory

Verified by me at Chenai on this 30th day of January 2026.

Deponent