

தமிழ்நாடு तमिलनाडु TAMILNADU

DC 613102

ANAND & VENKATESH
'SAMPATH BUILDING'
No.52/2, Bazulla Road,
T.Nagar, Chennai - 600 017.

L. No. B7/1087/71/Dt: 5-2-71
R. JAYALAKSHMI
STAMP VENDOR
5/2, South Dhandapani Street,
T. Nagar, Ch-17. Ph : 9381348324

17 JUN 2024

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16-2024

FORM'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit cum Declaration

Affidavit cum Declaration of M/s. ANAND & VENKATESH (General Power of Attorney Agent of Mr. M. Ranganathan) promoter of the proposed project – **SPRING FIELD ENCLAVE** comprised in Survey Nos.61/3, 62/2A1, 62/2A2, 64/2A, 64/2B, 64/3B1 and 64/3B2 Thaiyur A Village, Thiruporur Taluk and Chengelpet District.

We, Anand & Venkatesh (General Power of Attorney Agent of Mr. M. Ranganathan) promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we promoter have a legal title to the land on which the development of the project is proposed.

For ANAND & VENKATESH

Partner Partner

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

3. That the time period within which the project is already completed by us.

4. That seventy per cent of the amounts realized by us for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand the landcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

6. That we 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 collectedfora particular project have been utilizedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

7. That we the promoter shall take all the pending approvals on time, from thecompetent authorities.

8. That we have furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

9. That we shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

For ANAND & VENKATESH

Partner Partner

Deponent

Verification

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

For ANAND & VENKATESH

Verified by me at Chennai on this 31st day of July 2024

Partner Partner

Deponent