भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

09 FEB 2026

ET 404384

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No: 27, TNHB Shopping Complex
Thirumangalam, Chennai-600 101.

Four Elements Realty
Chennai. 80

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s FOUR ELEMENTS REALTY, Partners of M.ILAMURUGAN S/o S.P.Muthusamy, ANSAR AHAMED S/o. Ahmed Ali and ANIS IBRAHIM S/o Ibrahim. Development of the proposed project comprised in Survey No.248/9A,9B &9C of Chembarambakkam Village,Poonamallee Taluk, Thiruvallur District for the Layout;

We are promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we / 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 has been 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 the cost of development and the land cost.

Deponent

For FOUR ELEMENTS REALTY

Partn



தமிழ்நாடு तमिलनाडु TAMILNADU

09 FEB 2026

For Elements Realty
Chennai-80

ET 404383
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STAMP VENDOR
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Shop No: 27, TNHB Shopping Comple;
Thirumangalam, Chennai-600 101.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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

9. That we / 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 FOUR ELEMENTS REALTY

Deponent

Partner

Verification

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

Verified by me at Chennai on this 27/02/2026 day of _____.

For FOUR ELEMENTS REALTY

Partner

Deponent