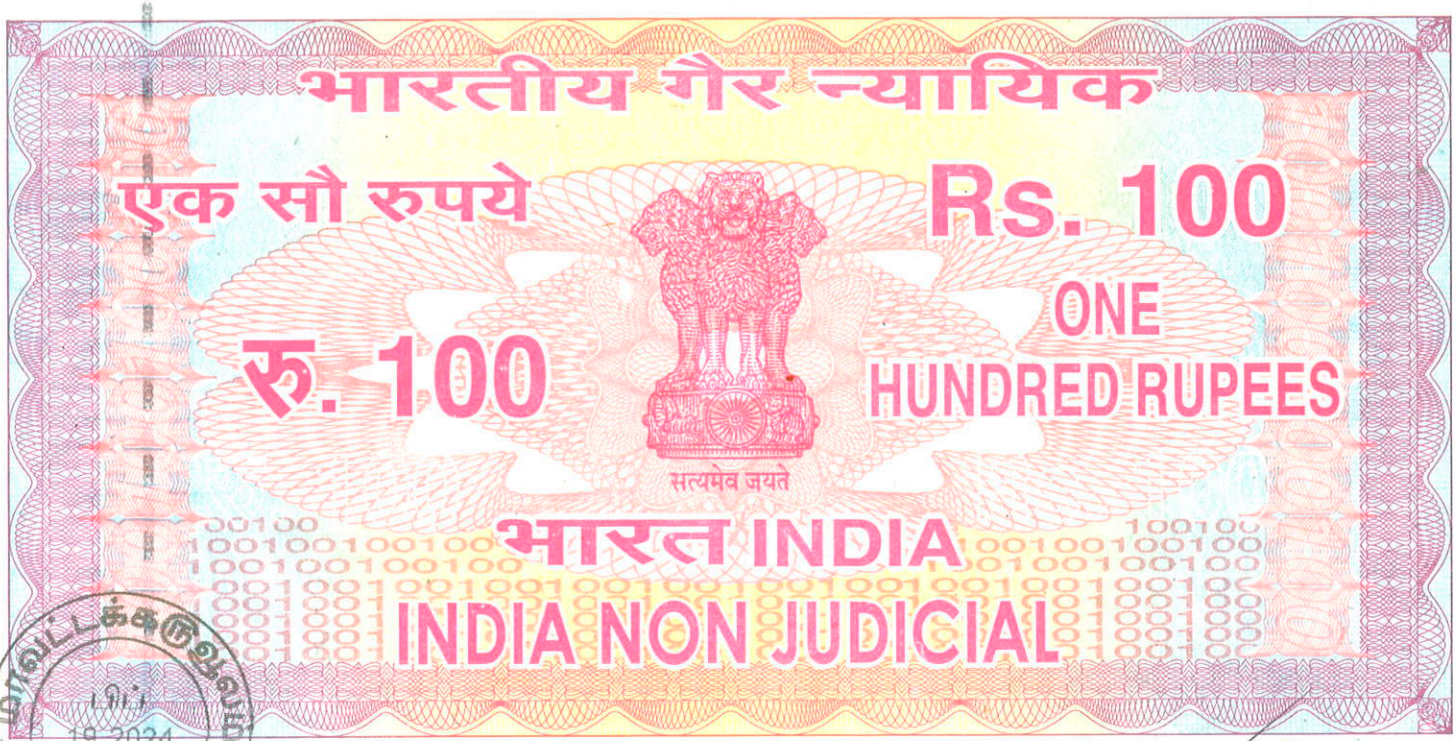


தமிழ்நாடு तमिलनाडु TAMILNADU

RATHINA KUMAR KARTHIK

DB 624875

K.R.V. RAJES KUMAR
STAMP VENDOR
L.No. 34/B3/200.
Shop No. 27 TNHB Shopping Complex,
Tiruvanmiyur, Chennai - 600 10

13 APR 2024

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

Affidavit cum Declaration of We **(1).Mr.Rathina Kumar** son of Mr.Rajalingam, **(2). Mr. Karthik** son of Mr.Rathina Kumar all are residing at No.8, 4th Street, Periyar Nagar, Irumbuliyur, West Tamabaram, Chennai – 600 045. promoters of the propsed project **VR GARDEN** in S.No. **33/2C3, 34/1D1B, & 1D1C1** of Puthur Village, Vandalur Taluk, Chengalpattu District, Tamilnadu State.

Total Area of Layout 3063 Sq.mt. CMDA, Approval No.PPD/LO No. 41/2024,

We, **(1).Mr.Rathina Kumar** son of Mr.Rajalingam, **(2). Mr. Karthik** son of Mr.Rathina Kumar all are residing at No.8, 4th Street, Periyar Nagar, Irumbuliyur, West Tamabaram, Chennai – 600 045. promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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

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

4. That seventy per cent of the amounts realized by 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

8. That, I/ promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That, I/ promoters 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.

Deponent

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 this

Deponent