भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

30-2025

15.06.25

ED 064323

K. MAHALAKSHMI
S.V.L. No. 3016/2/2/95
New No 11 Old No. 8, 2nd Street
Mangalapuram, Chetpet,
Chennai-31 Cell: 9282895004

Ramesh kumar & others.

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

WE 1.RAMESH KUMAR 2. JEETU KOTHARI 3. V. KANDHARAJ 4. N. JAGADEESAN AND 5. M/S MANGAL CHAND HOTSWAL & SONS residing at door No. 12, Moulana Abdul Kalam Asad Street, Redhills, Chennai – 600 052. in respect of the lands covered in the Layout known as " MANGALAM NAGAR " situated at S. No: 103/1A1, 103/1A2, 103/1A3A, 103/1A3B, 103/1A4A, 103/1A4B, 103/1A4C of PULLIYON Village, as per Patta, Puzhal Panchayat Union, Ponneri Taluk, Thiruvallur District,

1. That we are promoter have a legal title land which the development of the project is proposed a legally valid authentication of title 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 project is completed.

For M/s. MANGAL CHAND HOTSWAL & SONS

Jeetu

Ramesh Kumar

4. That seventy per cent of the amounts utilized by me 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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 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 promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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.

Deponents

For M/s. MANGAL CHAND HOTSWAL & SONS

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by me at Chennai on this 16th day of June, 2026.

Deponents

For M/s. MANGAL CHAND HOTSWAL & SONS