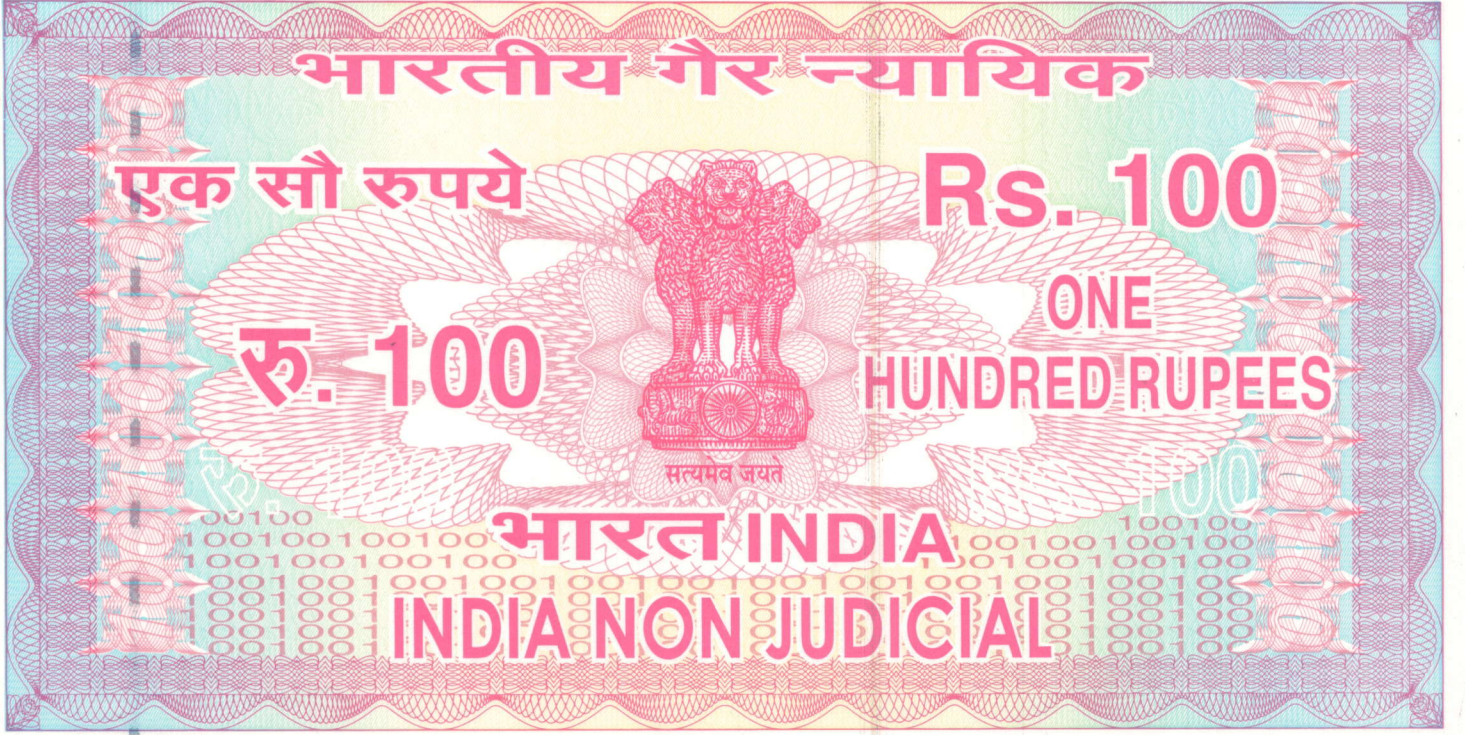




தமிழ்நாடு தமில்நாடு TAMILNADU



2/2/2026

Sanjay Jayapal. J

FORM 'B'

CH 04

[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 Mr.SANJAY JAYAPAL

Promoter of the proposed project. AIR CONDITIONED CINEMA THEATRE,
EAST COAST ROAD, INJAMBAKKAM, CHENNAI – 600 115.

Survey No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6,
165/176A7, 165/176A8, Injambakkam Village, Sholinganallur Taluk,
Greater Chennai Corporation. Zone – 15 Division – 194. Chennai District.

I, Sanjay Jayapal Developed the proposed Commercial project do hereby
solemnly declare, undertake and state as under:

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

AND

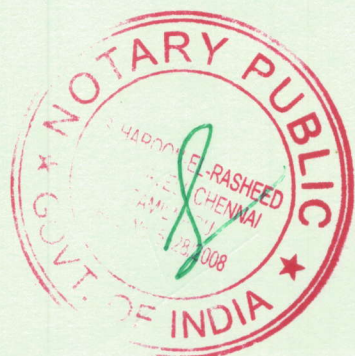
a legally valid authentication of title of such land along with an authenticated
copy of the agreement between such owner and promoter for development of
the project is enclosed herewith.



Sanjay

03 FEB 2026

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is. **31.01.2026**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



A handwritten signature in black ink, appearing to be "Rajesh" or similar, with a small green star above the first letter.

03 FEB 2026

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.


Deponent

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 on this 02st day of February 2026


Deponent



S. HAROON-EL-RASHEED, B.A.,BL.,
ADVOCATE & NOTARY PUBLIC
Reg.No. 5923/2008 Govt. of India
Old No. 33, New No. 34, I Floor,
MANDAVELI STREET, MANDAVELI,
CHENNAI - 600 028. CELL : 94441 40293

03 FEB 2026