

தமிழ்நாடு तमिलनाडु TAMILNADU EY 808573

15 SEP 2025 SPP REALTY VENTURES LLP

S. KOKIL PRIYA
STAMP VENDOR
Licence No: 1347/B2/CH(S)/2021-27
Dt.26-02-2021
Chitlapakkam, Chennai-64.
Cell: 9841649640

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

(a) Affidavit cum Declaration of **M/s.SPP REALTY VENTURES LLP – Pritesh Mardia** promoter of the proposed projectto be set up at **SPP iKON** Proposed Layout of House sites Comprised **Plot No – 1-35 Survey No.119/1B335A1A, Pandur Village, Perumattunallu rPanchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District;**

For SPP Realty Ventures LLP

Designated Partner

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I,**M/s.SPP REALTY VENTURES LLP – PriteshMardia** promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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.

For SPP Realty Ventures LLP

Designated Partner

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 at15th on this Sep of 2025.

For SPP Realty Ventures LLP

Designated Partner

Deponent

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