

தமிழ்நாடு तमिलनाडु TAMILNADU 16.05.2024 FN 954151

M/s MARS property developers Rs 100/-
R. பகவதி. ராஜராஜேஸ்வரி.
அக்பர் அலி. சரிஹத் நிஷா மற்றும்
சுப்ரமணியன் நாகப்பட்டினம்

P. தியாகராஜன் L.1/95
முத்திரைத்தாள் விற்பனையாளர்
44, தெற்கு வடக்கு வீதி,
நாகப்பட்டினம், தமிழ்நாடு.
Cell: 94434 67925

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 **M/S, MARS PROPERTY DEVELOPERS (R.BHAGAVATHY, N. RAJARAJESWARI, AKBAR ALI & SHARIHATH NISHA) & SUBRAMANIYAN,** Promoters of the Proposed Project of Layout in **Survey No: 83/2, 83/3, 84/1, 84/2, 85/1 (MARS CITY)** Poravacheri Village & Panchayat, Nagapattinam Taluk & District, Tamil Nadu State, India.

PARTNER
N.ராஜராஜேஸ்வரி. R.B
A. ஷரிஹத் நிஷா
Deponent

MARS PROPERTY DEVELOPERS
V. Subramaniyan

We **MARS PROPERTY DEVELOPERS (R.BHAGAVATHY, N. RAJARAJESWARI, AKBAR ALI & SHARIHATH NISHA) & SUBRAMANIYAN,** Promoters of the Proposed Project of Layout in **Survey No: 83/2, 83/3, 84/1, 84/2, 85/1 (MARS CITY)** Poravacheri Village & Panchayat, Nagapattinam Taluk & District, Tamil Nadu State, India.

Do hereby solemnly declare, undertake and state as under:

1. That we legal title to the land on which the development of the project is proposed
   OR
   Have entered into joint development agreement / collaboration agreement / development agreement or any other agreement with **nil** Who possess a legal title to the land on which the development of the proposed project is to be carried out
   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.
   OR
   Possess such encumbrances as **Nil** including details of any rights, title, interest or name of any party in or over such land, along with details.

3. The project is **Completed.**

4. That seventy per cent of the amounts realized 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, 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 stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

PARTNER

Deponent

MARS PROPERTY DEVELOPERS

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 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 we 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.

PARTNER

MARS PROPERTY DEVELOPERS

Deponent

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 **Nagapattinam** on this 16 day of MAY **2026**.

PARTNER

MARS PROPERTY DEVELOPERS

Deponent