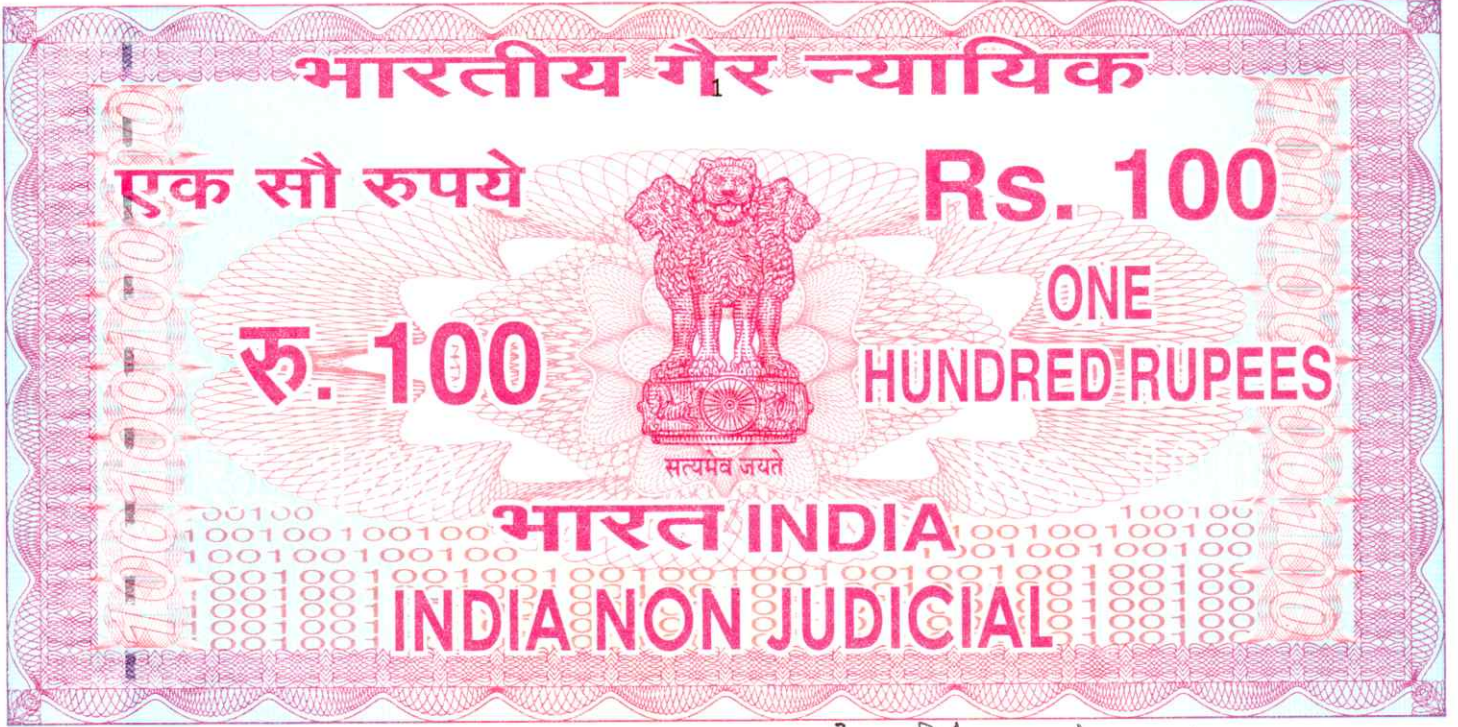




தமிழ்நாடு தமில்நாடு TAMILNADU

20/04/2025 Sree Balaji Properties
Chennai

EV 094777

S. ANSARI SYED
STAMP VENDOR
LICENCE No.28/ Ch (S) 2010
No.53/14, 4th Cross Street, M.G. Nagar,
Poonamallee, Chennai-600 056.
Cell:9176911234 . 9952228626

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 SREE BALAJI PROPERTIES Represents by Mr.R.Venkatesan promoter of the proposed project "SREE RAMANUJAR TOWN PHASE-I", Survey Nos.906/3D1,3E1,75; Sriperumbudur-'B' Village, Sriperumbudur Municipality and Taluk of Kancheepuram District.

I, M/S SREE BALAJI PROPERTIES Represents by Mr.R.Venkatesan residing at No.B1, 699/700, Kumbhat Complex, Poonamallee High Road, Amaidakarai, Chennai – 600 029. promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For SREE BALAJI PROPERTIES

R. Venkatesan

Proprietor

1. That I / promoter have / has a 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 -- 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 NA including details of any rights, title, interest or name of any party in or over such land, along with details.

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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For SHEE BALAJI PROPERTIES



Proprietor

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.
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 SREE BALAJI PROPERTIES



Proprietor

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 **15th May 2025**

For SREE BALAJI PROPERTIES



Deponent Proprietor