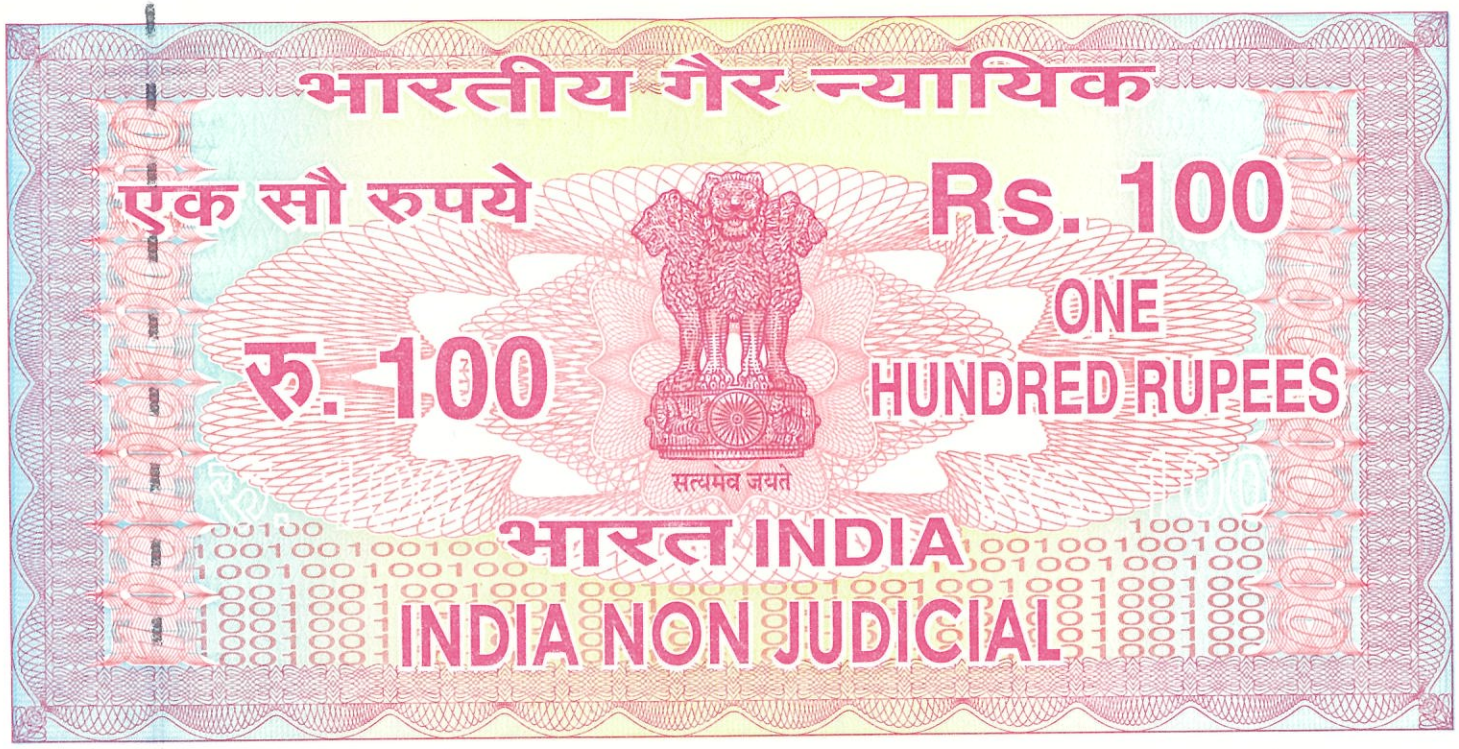


தமிழ்நாடு तमिलनाडु TAMILNADU

7751

11 MAR 2026

S. RAGUNATH
CHENNAI-600100.

ET 686508

S. SARASWATHI
STAMP VENDOR
LC No: 9228/85 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 9176650

ஜூலை 3-7-2025

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr S.RAGUNATH, promoter of the proposed project "SPACE GARDEN" comprised in Survey No.13/2A2, Ottiyambakkam Village, Tambaram Taluk, Chengalpet District;

I, Mr S.RAGUNATH, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

2. That the said land is free from all encumbrances.

3. The project 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 land cost.

NOTARY PUBLIC
A.O. JOSEPH
G.O.M.S. No: 18
Dated : 27/01/2020
GOVT. OF TAMIL NADU

A.O. JOSEPH, M.A.,M.L.,
ADVOCATE & NOTARY PUBLIC
176, New Law Chambers
High Court Buildings, Chennai-600 104
PH: 9444071350
G.O. M.S. No: 18 / Dated : 27/01/2020

Deponent

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

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 there from.

Verified by me at Chennai on this 6th day of April 2026.

At Chennai on 06/04/2026

Deponent

NOTARY PUBLIC
A.O. JOSEPH
G.O.M.S. No: 13
Dated : 27/01/2020
GOVT. OF TAMIL NADU

A.O. JOSEPH, M.A.,M.L.,
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