



Cobble stone
Chennai
31 JAN 2025

DK 719269
K. VIMALA
Stamp Vendor
15, 11th Line Beach Ch.
Lic. No. 109/88.

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

This Affidavit cum Declaration is executed at Chennai on this 10 Day of February 2025, by

1. Mr. REJILAL THOMAS JACOB alias THOMAS JACOB, s/o. Mr. P.C. Jacob, aged about 68 years,
2. Mrs. ANILA JACOB w/o. Mr. Rajilal Thomas Jacob alias Thomas Jacob, aged about 66 years,
3. Mr. ASHWIN THOMAS JACOB s/o. Mr. Rajilal Thomas Jacob alias Thomas Jacob, aged about 42 years,
4. Mr. AAKASH JACOB, s/o. Mr. Rajilal Thomas Jacob alias Thomas Jacob, aged about 38 years, all are residing at No. E803, Casa Grand ECR 14, Maya Street, Kanathur, Chennai - 600112.

For COBBLESTONE

[Signature]

Partner



[Signature]
[Signature]
[Signature]



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Chennai

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R. VIMALA

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-:2:-

5. M/s. COBBLESTONE, a Partnership Firm having its office at GRR Business Center, 4th Floor, No. 36, Vaidhyraman Street, T.Nagar, Chennai – 600 017, represented by its Partner Mr. V. Sathish, s/o. Mr. Varadharajulu, aged about 55 years, the Promoter of the proposed Layout namely "SHARANALAYA" consisting of 12 plots situated at Plot Nos. 63A, 63B, 63C & 63D, TVS Nagar 2nd Cross Street, Korattur, Chennai – 600076, comprised in Old Survey No. 441/1, Present T.S.No. 108, Block No. 25, Korattur Ward – E, Korattur Village, Ambattur Taluk, Chennai District, Greater Chennai Corporation.

We, are the promoter of the proposed Layout and do hereby solemnly declare, undertake and state as under:

1. That I/we Promoter have 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 1. Mr. REJILAL THOMAS JACOB alias THOMAS JACOB, 2. Mrs. ANILA JACOB, 3. Mr. ASHWIN THOMAS JACOB and 4. Mr. AAKASH JACOB 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.

For COBBLESTONE

V. Sathish

Partner



Handwritten signatures and initials in blue ink.

2. That the said land is free from all encumbrances OR Possess such encumbrances as Nil including details of any right, title, interest, or name of any party in or over such land along with details.
3. The project has already been 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.
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 the 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 we 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 we promoter shall take all the pending approvals on time, from the competent authorities.
8. That we promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we 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 05 day of March 2025.

for **COBBLESTONE**

[Signature]
Partner



[Signature]
ADVOCATE & NOTARY
MHA HIGH COURT
Chennai-600 104
Cell No. 28811 69634