



20 தமிழ்நாடு தமில்நாடு TAMILNADU

11/12/2024

AISHWARYA PROPERTIES

PRIVATE LIMITED

DK 051569

D. RAMADEVI
STAMP VENDOR
LIC.No.49/5440/B3/2000
165/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mob: 9385369119/844-49525952

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 AISHWARYA PROPERTIES PRIVATE LIMITED represented by its Director **Mr. SANJEEV GOPALAKRISHNAN** promoter of the Proposed Project **NEWRY ALTURA**: Land measuring total extent of 11150 Sq.mtrs, Comprised in S.Nos. 659/2, 657/1A1, 657/1B1, 659/4, 657/1A2, 657/1B2, 657/2A, 657/2B, 657/2C, 657/4A and T.S.Nos 21/1, 21/2, 21/10, 21/15 and 22/4 of Block 77, Ward I of Newry Enclave, Plot No 1, Poonamallee-Avadi High Road, Paruthipattu, Avadi, Chennai-600 071.

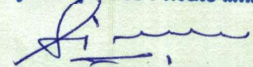
I, M/s AISHWARYA PROPERTIES PRIVATE LIMITED, represented by its Director **Mr. SANJEEV GOPALAKRISHNAN** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For Aishwarya Properties Private Limited

Authorised Signatory

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 on or before 19.12.2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

For Aishwarya Properties Private limited


Authorised Signatory

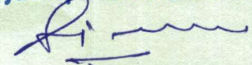
Deponent

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 Chennai on this 30th day of January 2025.

For Aishwarya Properties Private limited


Authorised Signatory

Deponent