

07/08/2025
M/s. Royal Land & Developers
Private Limited, Chennai.

ED 747182

R. RAGUPATHI

STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

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

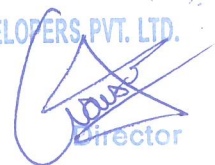
Affidavit cum Declaration

Affidavit cum Declaration of **M/s. ROYAL LAND & DEVELOPERS PRIVATE LIMITED**, represented by its Director **Mr. GAURAV BAGMAR. N** promoter of the proposed project **RLD AURA S.NO. 343/2B1 Part, 343/2E1 Part, 343/2E2 Part, 345/1A Part, 345/1B Part** at Ayappakkam Village, Avadi Taluk, Tiruvallur District, Tamil Nadu.

We, **M/s. ROYAL LAND & DEVELOPERS PRIVATE LIMITED** represented by its Director **Mr. GAURAV BAGMAR. N** promoter of the proposed project do hereby solemnly declare, undertake and state as under:


1. We **M/s. ROYAL LAND & DEVELOPERS PRIVATE LIMITED** represented by its Director **Mr. GAURAV BAGMAR. N** has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.

For ROYAL LAND & DEVELOPERS PVT. LTD.


Director

3. That the Time period within which the project shall be completed by Promoter is on or before **31.12.2028** and the Validity of Planning Permit is **13.07.2033**.
4. That seventy per cent of the amounts realized by me for the real estate project from the allottee, 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 That The amounts from the separate account, to cover the cost of the projects, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 projects have been developed and completed in all respects as per layout approved by the competent authority.
6. That I 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.

For ROYAL LAND & DEVELOPERS PVT. LTD.


Director
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 16TH day of AUGUST 2025.

For ROYAL LAND & DEVELOPERS PVT. LTD.


Director
Deponent