



SHANKAR DEVELOPERS &
Johny Suresh

DG 422484
Ph: 044-43859993
G. ANSIRANI (SV)
No. 177A, G.S.T. ROAD,
URAPAKKAM-603210
L.No.1347/B2/CH(S)/2021-14/26-02-2021

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 SHANKAR DEVELOPERS & Mr. Johny Suresh is the promoter of the proposed project comprised in Survey No - 165/30 & 165/31 Of Prasanth colony west main road, Rajakilpakkam Village, Tambaram Municipal Corporation, Chennai District.

- (A) Whereas the Promoter SHANKAR DEVELOPERS Represent by it Managing Partner Mr. B. VISHNU SASHANKAR, S/o. Mr. Burla Penchal Reddy aged above 41 years & Authorized Partners S.DHEEPTHAA W/o Mr. B. Vishnu Shankar aged above 37 Years Office residing at Apartment No : 1109, 11th floor, door no : 9, sri sreenivasa construction, maple wood, OMR, Kazhipattur, Chennai - 603103

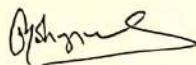
For SASHANKAR DEVELOPERS

S. Dheepthaa
Partner

(B) Mr. Johny Suresh represented by its Proprietor S/o. Mr. Ravishankar aged above 56 years, residing at No : 22, Eswari Nagar, East Tambaram, Chennai.

We **SHANKAR DEVELOPERS & Mr. Johny Suresh**, who was the Promoters of the proposed project do hereby solemnly declare, undertake and state as under.

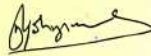
1. That promoter has a legal title to the land on which the development of the project '**THE CITEDAL**' Stilt Floor + 5 Floor Residential Building With 64 Dwelling Units comprised in under Survey No – 165/30 & 165/31 Of Prasanth colony west main road, Rajakilpakkam Village, Tambaram Municipal Corporation, Chennai District. - is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 19/08/2027
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 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 **SASHANKAR DEVELOPERS**

S. Dheepthaa
Partner

7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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 SASHANKAR DEVELOPERS

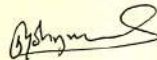
S. Dheepthaa
Partner

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 1st day of September 2025



For SASHANKAR DEVELOPERS

S. Dheepthaa
Partner

Deponent