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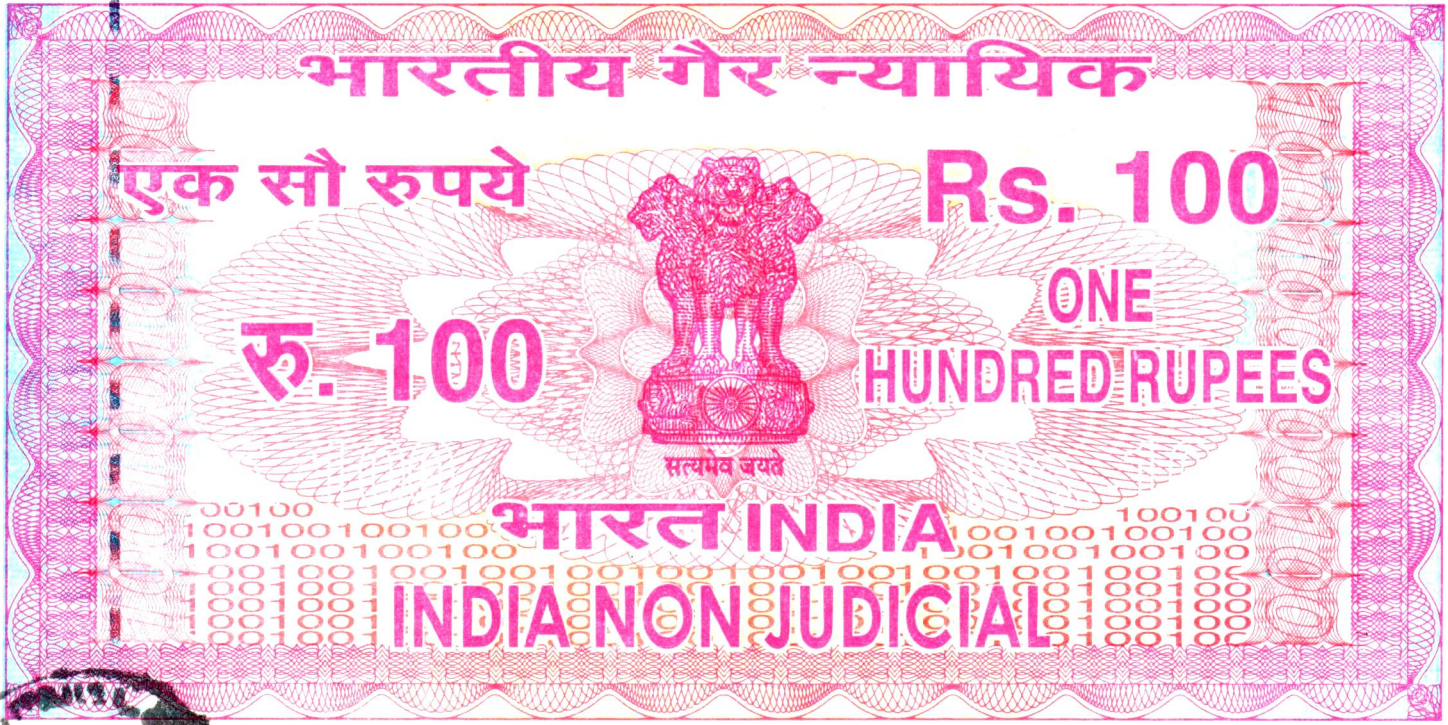
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தமிழ்நாடு தமில்நாடு TAMILNADU

2021
13 NOV. 2021

NCC URBAN INFRASTRUCTURE LIMITED

CH-18

CL 611777

S-S

S. SARASWATHI

STAMP VENDOR

L.C. No: 9228/24/85 DT. 16-4-1986

ADYAR, CHENNAI - 600 020.

Cell: 91766 50088

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. NCC URBAN INFRASTRUCTURE LTD, promoter of the proposed project / duly authorized by the promoter of the proposed project,

We M/s. NCC Urban Infrastructure Ltd, duly represented by its Director MR. J.S.R. RAJU, hereinafter referred to as the "PROMOTER", MR. B. SHIVAJI RAO and MRS. K. JYOTHI and M/S. SUNYATA PROPERTIES PRIVATE LIMITED, duly represented by its Director MR. PRAVEEN KUMAR MOHAN, hereinafter referred to as the "OWNER" of the proposed project situated at T.S.NOS, 22/4-1A, 22/4-1B, 22/5A, 22/5B, 22/B-2, 23/2A2, 23/3, 23/4, 23/5, 24/5, 24/6-1, 24/6-2, 24/6-3, 27/13A2, Block No. 25, Ward - C & T.S.NOS. 31, 33/1, 33/2, 34, 61/2, 92, Block No. 26, Ward -C of Zamin Pallavaram Village, Pallavaram Taluk, Tambaram Corporation. Do hereby solemnly declare, undertake and state as under:

1. M/s. NCC Urban Infrastructure Ltd, has a legal title to the land on which the development of the proposed project is to be carried out

For NCC Urban Infrastructure Limited

SUNYATA PROPERTIES PVT. LTD.

Authorised Signatory

Director

B. Shivaji Rao K. Jyothi

AND

A legal valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project "NCC URBAN IVY TOWERS" shall be completed by me/promoter is **DECEMBER 2028**
4. That seventy per cent of the amounts realized by me / promoter for the real estate project form the allottee/s, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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 and is shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/ promoted shall take all the pending approvals on time, form the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For NCC Urban Infrastructure Limited

SUNYATA PROPERTIES PVT. LTD.

Authorised Signatory

Director

K Jyoti

10. 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 NCC Urban Infrastructure Limited



Authorised Signatory



K. Jyothi

SUNYATA PROPERTIES PVT. LTD.



Director

Deponent / S

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 April 2024

For NCC Urban Infrastructure Limited



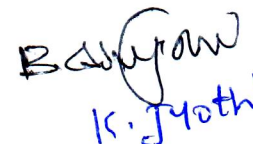
Authorised Signatory

SUNYATA PROPERTIES PVT. LTD.

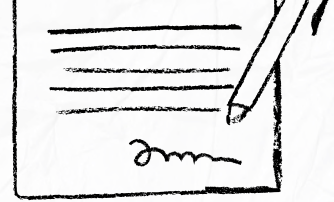


Director

Deponent / S



K. Jyothi



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



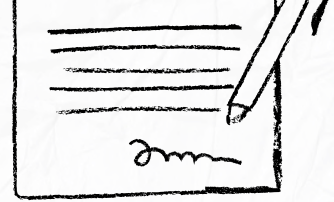
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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