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(3) **M/s.SAMEERAA FOUNDATIONS PVT. LTD,** (PAN: AANCS2744P) having its office at No.47, 4 Floor, Anna Salai, Chennai 600002, represented by its Authorised Signatory Mr. SARAVANAN K (AADHAAR NO. 4312 0320 2856), son of Mr.Koteeswaran, aged about 34 years, residing at No. 5/9, Krishnappa Muthali Street, Triplicane, Chennai 600005,

We are the promoters for the project **"VISTA ROYALE PHASE-1"** do hereby solemnly state and affirm as follows:-

1. We Submit that we are the promoter of the residential layout and the said project in **S.No.34/2, 54/1C, 54/2A, 54/2B, 54/2C AND 55/1A4 of Vengambakkam Village, Tambaram Taluk, Chengalpet District, St.Thomas Mount Panchayat Union, Tamilnadu State.**
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 -The Project has 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 for 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.

For APC INFRA PVT L

APL

Director

For Sameeraa Foundations Private Limited.

For TATTVA ESTUDIO DE DISEÑO PRIVATE LIMITED

TATTVA
DESIGN STUDIO

K. Saravanan

Director

Director

Authorised Signatory

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 / has 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.

For APC INFRA PVT LTD


Director

For TATTVA ESTUDIO DE DISEÑO PRIVATE LIMITED


Director

For Sameeraa Foundations Private Limited.


Authorised Signatory

Deponent/s

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this 23th day of April 2025.

For APC INFRA PVT LTD
  Director

For TATTVA ESTUDIO DE DISEÑO PRIVATE LIMITED
  Director

For Sameeraa Foundations Private Limited.


Authorised Signatory

Deponent/s

VISTA ROYALE PHASE-1 PROJECT DETAILS

9.) PROJECT COST

Land cost (market value)	: Rs. 4,41,70,000/-
Development charges (Road and park development)	: Rs. 1,00,00,000/-
Fee paid	: Layout Fees : 71,46,712/-
	: Localbody Fees : xxxxxxxxxx/-
Total Project Cost	: xxxxxxxxxxxxxxxx/-

PROJECT NAME: **"VISTA ROYALE PHASE-1"**

13.) Extent of the land in sq.m

Total land area: 9414 SQ.M.

For APC INFRA PVT LTD



[Signature]

Director

For TATTVA ESTUDIO DE DISEÑO PRIVATE LIMITED



Darpank. Singh

Director

For Sameeraa Foundations Private Limited.

K. Narayanan

Authorised Signatory



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.



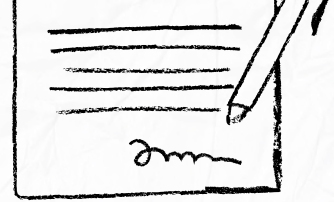
NRI & Investment Services

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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