

தமிழ்நாடு तमिलनाडु TAMIL NADU 26AC 994144

29 JAN 2024 M/s Padmanidhi Properties Pvt Ltd Chennai

A. DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B/37/94
164, Amman Koil Street
Chennai-600 001.

FORM 'B'

[Under Rule 3 (2) of the Tamil Nadu Real Estate Regulation and Development Rules, 2017]

AFFIDAVIT –CUM-DECLARATION OF THE PROMOTER OF THE PROPOSED PROJECT - "VGN GRANDEUR"

We, **"M/s. PADMANIDHI PROPERTIES PRIVATE LIMITED"**, represented by its Authorized Signatory, Mr.B.R.Nandakumar, the Promoter of the proposed project by name **"VGN GRANDEUR"** do hereby Solemnly declare, undertake and state as under:

That we have legal title to the land on which the development of the Project **"VGN GRANDEUR"**, for laying out of house sites for the land admeasuring **79399 Sq.mtr** (19.62 Acres) , comprised in Survey Nos. 23/1, 23/2B, 37/1B2, 37/2A. 37/2B, 37/3, 38, 39/1, 39/2, 46, 143/2, 144/1A, 144/1B, 144/2, 145/1, 145/2, 146, 147/1, 147/2, 148/1A, 148/1B, 148/2, 150/2B, 151/1, 151/2, 152/1, 152/2A, 152/2B, 152/2C, 153/1 & 153/2 of Koluthuvanchery Village, Kunrathur Taluk, Kancheepuram District and State of Tamil Nadu is proposed.

For PADMANIDHI PROPRETIES PRIVATE LIMITED.

Authorised Signatory

1. That the said land is free from all encumbrances

2. That the time period within which the **project has been completed by us.**

3. That Seventy percent (70%) of the amounts realized by us for the real estate project by name **"VGN GRANDEUR"** from the purchaser, 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.

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 That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

5. That we 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.

6. That we promoter obtained approvals on time, from the competent authorities.

7. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

8. That we shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For PADMANIDHI PROPRETIES PRIVATE LIMITED.

Authorised Signatory

DEPONENT

Verification

We hereby verify and declare that the contents of the above Affidavit cum Declaration deposed by us are true and correct and nothing material has been concealed by us there from. Verified by us at Chennai on this the 1st day of July, 2024.

For PADMANIDHI PROPRETIES PRIVATE LIMITED.

Authorised Signatory

DEPONENT