भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

PC 450090

VISHNU REALTORS AND J. SANTHARAMAN

05/06/2024

P.SARAVANAN
SVL No : 51/2013/97,
53, Pallayam Pillai Nagar,
Ayanavaram, Chennai - 23.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S.Vishnu relators rep by mr.venkateswar rao and santharaman** The Proposed Layout of house sites Comprised in Survey No. 529/2a1 529/2b1 Of gerugambakkam Village Kundrathur Taluk Kancheepuram District Within the Limits Of Kundrathur Mount Panchayat Union.

We **M/S.Vishnu relators rep by mr.venkateswar rao and santharaman** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed on which the development of the proposed on which the development of the proposed project is to be carried out and
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed here

For VISHNU REALTORS

K. Venkateswara Rao
Partner

J. Santharaman

2. That the said land is free from all encumbrances, including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotters, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

Deponent

For VISHNU ... TORS

K. Venkateswara Rao

Partner

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 05th day of JUNE 2024

Deponent

For VISHNU REALTORS

K. Venkatesan Reddy

Partner