

தமிழ்நாடு तमिलनाडु TAMIL NADU 27 JUL 2023 24AC 492083

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

மாவட்டக்கருவூலம் ஜூலை 17 2023 சென்னை-600035

EMERALD HAVEN TOWN AND COUNTRY PRIVATE LIMITED ★ CHENNAI 600 034

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 of M/s. Emerald Haven Town and Country Private Limited, Chennai promoter of the proposed project –

TVS EMERALD HAMLET PHASE III

Residential House site Layout approved in **CMDA Planning Permission No. P.P.D.L.O.No.029/2024, dt. 12.2.24 - Planning Permit No. 15751 and Greater Chennai Corporation Planning Permission No. SD /WDCN/15/00126/2024 dt. 23/7/24** consisting of 11 plots from Plot No.101 to 112 comprised in S.No. 71/3Apt, & 3Bpt, 72/1pt, 2pt, 3A, 3B & 3Cpt and 73/3Apt, 4, 5A pt & 5B pt of Karapakkam village, Sholinganallur Taluk, Chennai District, Tamil Nadu State.

For Emerald Haven Town And Country Pvt. Ltd.

Authorised Signatory

I, B. BALACHANDAR aged 46 years, S/o. MR. BALAKUMAR , Authorised Signatory of M/s. Emerald Haven Town and Country Private Limited, Ispahani Centre, 4th Floor, Door No. 123 & 124, Nungambakkam High Road, Chennai – 600034. 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

   OR

   Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with who possess a legal title to the land 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 herewith.

2. That the said land is free from all encumbrances. OR

   Possess such encumbrances as including details of any rights, title, interest or name of any party in or over such land, along with details. E.C. enclosed

3. That the time period within which the project shall be completed by me/promoter is **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, 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

For Emerald Haven Town And Country Pvt. Ltd.

Authorised Signatory

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.

For Emerald Haven Town And Country Pvt. Ltd.

Authorised Signatory

Deponent

Verification

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

For Emerald Haven Town And Country Pvt. Ltd.

Verified by me at Chennai on this the 25th day of July 2024

Authorised Signatory

Deponent