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08 NOV 2024

DH 837033

Sameeraa Foundations (P) Ltd
Chennai.

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/
No. 37, VILLAGE ROAD, NOW KNOW
No. 1/91, VALLUVARKOTTAM HIGH
NUNGAMBAKKAM, CHENNAI-600 0
MOBILE: 9445114347

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s.SAMEERAA FOUNDATIONS PRIVATE LIMITED** represented by its Director **Mrs.M.SUMITHA** having its office at 6/11, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai – 600 034 promoter of the Proposal for laying out of MSB Site No.4, 6, 7, 11, 13 & 14 in approved layout No. PPD/LO No. 15/2015 comprised in parts of Survey No.73/7, 88/4B, 88/5B, 89/2, 89/5, 100/1A, 100/1B, 100/3, 101/1, 101/2A, 101/2B, 101/2C1, 101/3A, 101/3B1, 101/3B2, 102/3, 102/4A, 102/4B, 102/5A, 102/5B, 102/5C,

For SAMEERAA FOUNDATIONS PRIVATE LIMITED

M. Sumitha

Director

102/5D, 102/6, 102/7,102/8, 103/1A, 103/1B1, 103/1B2, 103/2A, 103/2B1, 103/2B2, 103/3, 103/4,106/7A, 106/7B, 106/8A, & 106/8B2 into residential plots of Vengambakkam Village, Tambaram Taluk, Chengalpet District, St. Thomas Mount Panchayat Union Limit.

We promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the promoter have / has a legal title to the land on which the development of the project is proposed

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 is Completed

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For SAMEERAA FOUNDATIONS PRIVATE LIMITED

M. Sumitha

Director

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 utilized 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 SAMEERAA FOUNDATIONS PRIVATE LIMITED

M. Sumitha

Director

DEPONENT

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 **9th day of November 2024**

For SAMEERAA FOUNDATIONS PRIVATE LIMITED

M. Sumitha

Director

DEPONENT

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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

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