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DH 189814

0 9 SEP 2024

V. Guruswamy Naidu & Co Pvt Ltd
VGN Homes Pvt Ltd.

R. LAKSHMANAN
STAMP VENDOR
L C No 6/772/B3/96
No 261 E V R ROAD
AMINJIKARAI CHENNAI 29

FORM 'B'

[See rule 3(4)]

AFFIDAVIT -CUM-DECLARATION

Affidavit cum Declaration of M/s. V.GURUSWAMY NAIDU & CO., PVT LTD and M/s. VGN HOMES PVT LTD promoter of the proposed Project **"VGN MUGAVARI PHASE - V"**, for laying out of house sites for the land measuring an extent of **1.05 Acres,** comprised in Old Survey Nos. 193/1A, 193/1B, 193/1C, 193/2A, 193/2B1B, 193/2B2 & 194/2A, in T.S.Nos. 10/5, 7 & 8, Block No.41, Ward - D, Tambaram Village, Tambaram Taluk, Chengalpattu District, within the limit of Tambaram City Municipal Corporation and state of Tamil Nadu.

We,**"V.GURUSWAMY NAIDU & CO PVT LTD represented by its authorized signatory Mr.B.R.Nandakumar and M/s. VGN Homes Private Limited"**, represented by its Director, **Mr.B.R.Nandakumar**, the Promoters of the proposed project in the name **"VGN MUGAVARI PHASE - V"** do hereby Solemnly declare, undertake and state as under:

1. That we have legal title to the land on which the development of the Project is proposed in the name of **"VGN MUGAVARI PHASE - V"** and a legally valid authentication of title of such land is enclosed herewith.

For V. GURUSWAMY NAIDU & CO PRIVATE LIMITED

Authorised Signatory

For VGN HOMES PRIVATE LIMITED

Director

2. That the said land is free from all encumbrances

3. The **project is completed by us.**

4. That Seventy percent (70%) of the amounts realized by us for the real estate project by name **"VGN MUGAVARI PHASE - V"** 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.

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 That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

7. That we promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That we 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 V. GURUSWAMY NAIDU & CO PRIVATE LIMITED

Authorised Signatory

For VGN HOMES PRIVATE LIMITED

Director

DEPONENT

Verification

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

Verified by us at Chennai on this the 26th day of February , 2025.

For V. GURUSWAMY NAIDU & CO PRIVATE LIMITED

Authorised Signatory

For VGN HOMES PRIVATE LIMITED

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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We're honored to be part of your
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