भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

F- 5 OCT 2024

DX 472866

VSJ City Properties
TRICHY

அ. [illegible], மு.வ
தொழிலாளர் நீதி மன்றம்
மாவட்ட நீதி மன்ற வளாகம்
எண்: 2/2000, திருச்சி
செல் எண்: 93451 61811

FORM-B

AFFIDAVIT

Affidavit cum Declaration of VSJ CITY PROPERTIES MANAGING PARTNER V.S.AMARADHAN promoter of the proposed project. S.F.NO: 21/6A2, 21/6B1, 21/6B2, 21/6B3, 21/7A2, 22/1A, 22/1B, 22/1C, 22/1D2, 22/2A, 22/2B, 22/2C2 of Mathur Village And Panchayat And Kulathur Taluk, Pudukkottai District Tamilnadu State .

I am VSJ CITY PROPERTIES MANAGING PARTNER V.S.AMARADHAN, promoter of the proposed project "**VSJ HERITAGE AVENUE** "do hereby solemnly declare, undertake and state as under:

1. That we have 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

For VSJ CITY PROPERTIES

Managing Partner

4. That seventy per cent of the amounts realized by me for the real estate project from the allot tees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I shall not discriminate against any allotte at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For VSJ CITY PROPERTIES

Managing Partner

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 Trichy on this 08 day of November 2024.

For VSJ CITY PROPERTIES

Managing Partner

Deponent