भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

08 JUL 2025 M/s. VGN Infrastructure Pvt Ltd.

ED 735666

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

FORM 'B'

[Under Rule 3 (2) of the Tamil Nadu Real Estate (Regulation and Development Rules, 2017]

AFFIDAVIT – CUM - DECLARATION

Affidavit cum Declaration of **VGN INFRASTRUCTURE PVT LTD** promoter of the proposed Project in the name of **VGN ABHIVRUDHI PHASE – III** for laying out of house sites for the land measuring an extent of 0.69 Acre (2800 Sq.mtr), comprised in Survey No 40/2, situated at Kongadu Village, Chengalpet Taluk, Chengalpet District.

We, **"VGN Infrastructure Private Limited"**, represented by its Director Mr.B.R.Nandakumar, the Promoter of the proposed project in the name of **"VGN ABHIVRUDHI PHASE – III "** 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 ABHIVRUDHI PHASE – III"** and a legally valid authentication of title of such land is enclosed herewith.

VGN INFRASTRUCTURE PRIVATE LIMITED

Director

2. That the said land is free from all encumbrances

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

4. That seventy per cent (70%) of the amounts realized by us for the real estate project by name **"VGN ABHIVRUDHI PHASE – III"** 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

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 allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

VGN INFRASTRUCTURE PRIVATE LIMITED

Director

DEPONENT

Verification

We hereby verify and declare that the contents of the above Affidavit cum Declaration deposed by us are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this the 24th day of July, 2025.

VGN INFRASTRUCTURE PRIVATE LIMITED

Director

DEPONENT