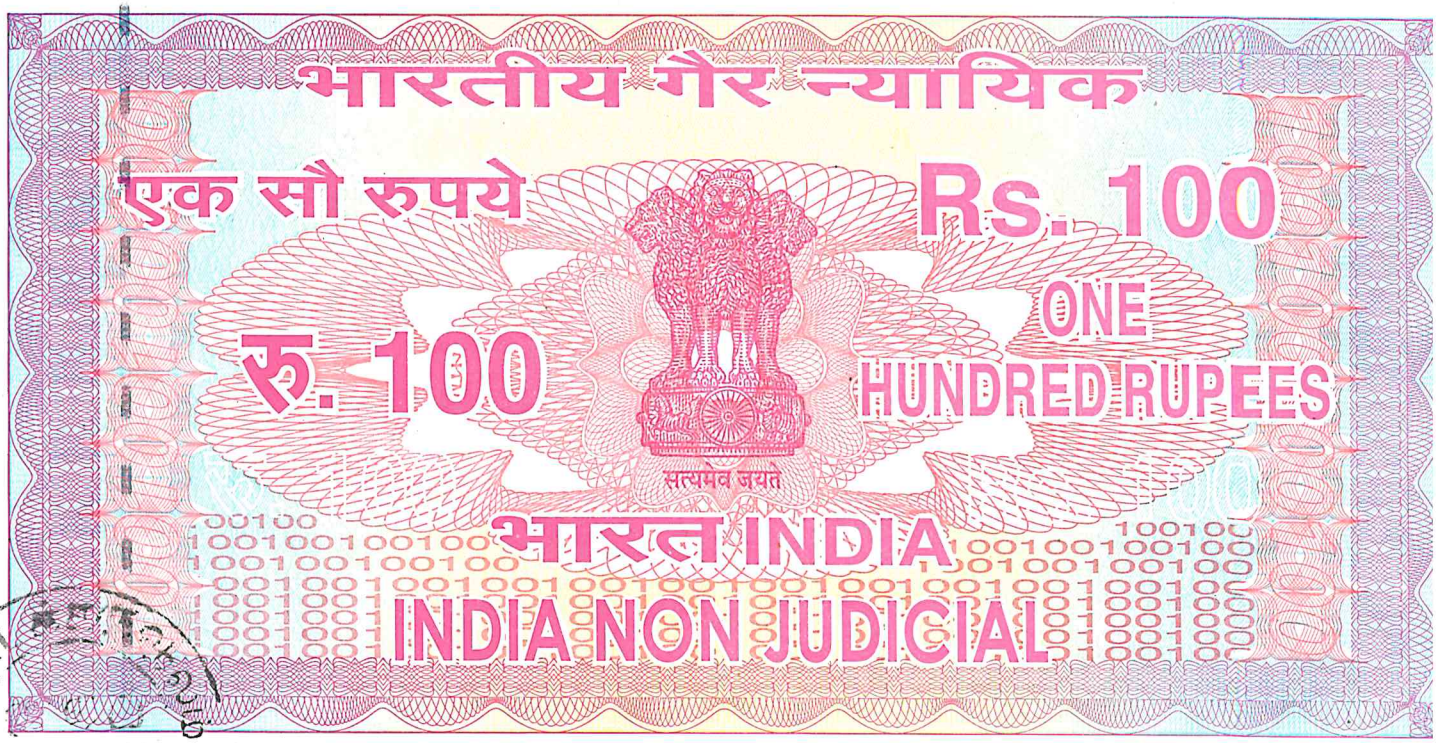


தமிழ்நாடு तमिलनाडु TAMILNADU 16 MAY 2024

DC 384089

K SANKAR (S
L No: 1481/9
Nagar, Chennai-

M/S Lotus Ventures & Infra build Private Limited Chennai.

Affidavit cum Declaration

(Declaration supported by an Affidavit, Which shall be signed by the Promoter or any person authorized by the promoter)

M/s LOTUS VENTURES & INFRABUILD PRIVATE LIMITED (CIN : U45400TN2012PTC087629), (PAN : AACCL3490J), a Company incorporated under the provisions of The Companies Act 1956) Represented by its Authorised signatory Mr. B NAGENDRAN, aged about 44 years, Land Comprised in Survey No.**345/2A1 and 345/5** situated at **Chembarambakkam (Mevalur Kuppam-B)** Village, Poonamallee Taluk, Tiruvallur District, Project Named **"TITAN PHASE-II"**

For LOTUS VENTURES & INFRABUILD PVT LTD

R. Nagendran

Authorised Signatory

Promoter of the proposed project.

We, **M/s LOTUS VENTURES & INFRABUILD PRIVATE LIMITED** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For LOTUS VENTURES & INFRABUILD PVT LTD

Authorised Signatory

6. That We / promoter shall get the accounts audited within six months after theend 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 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 We / promoter shall take all the pending approvals on time, from the competent authorities.

8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We / 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 LOTUS VENTURES & INFRABUILD PVT LTD

Authorised Signatory

Verification

The contents of my above Affidavit cum Declaration are true and correct andnothing material has been concealed by me therefrom.

Verified by me Chennai on this 19th day of JUNE 2024.

For LOTUS VENTURES & INFRABUILD PVT LTD

Authorised Signatory

Deponent