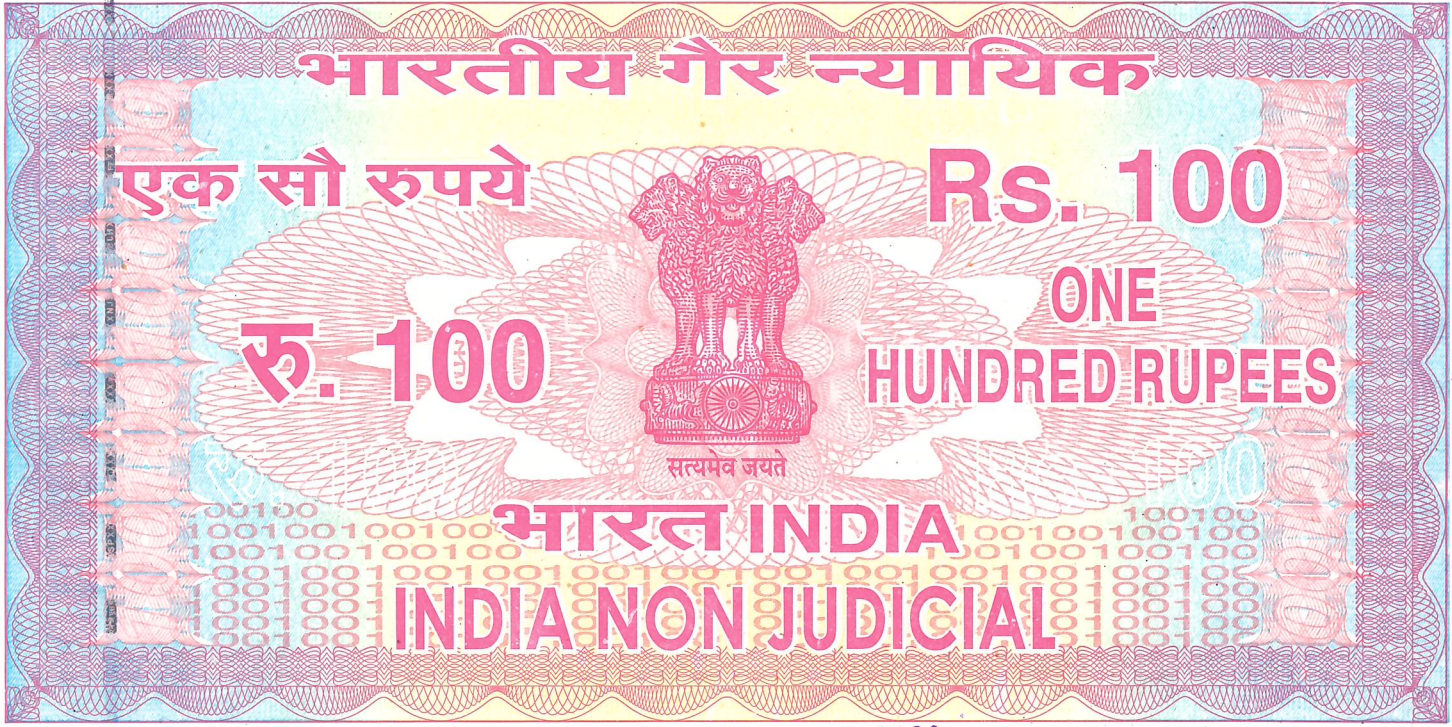




19 JUN 2024
St Angelo's VNCT Ventures LLP
Chennai

DC 213797
BRAGUPATHI
 STAMP VENDOR, L/No. C3/4830/03
 No. 37, VILLAGE ROAD, NOW KNOWN A
 No. 79/91, VALLUVARKOTTAM HIGH RO
 NUNGAMBAKKAM, CHENNAI-600 034
 MOBILE: 9445114347

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. St Angelos VNCT Ventures LLP**, Promoter of the Layout having, Vacant Residential Plots bearing Plot Numbers 1 to 12 with Plot Area admeasuring 2319 SqM / 24961.51 SqFt/ 0.573 acres out of the Total Layout extent (Least) of 0.74 Acres/ 3000 SQM / 32,291.73 SqFt or thereabouts, comprised in Survey No. 119/2 & 120/2B, in the Layout approved by **C.M.D.A. in PPD/LO No.106/2024 and Permit No. 15823 dated 24.05.2024** by the Member Secretary, Chennai Metropolitan Development Authority (CMDA) vide its letter No.Layout-1/0013/2024 dated 24.05.2024, and situated at Erandamkattalai Village, presently under Kundrathur Taluk (previously under Sriperumbudur



Taluk) Kancheepuram District, within the Registration District of South – Chennai, and Sub – Registration District of Pammal;

We, **M/s. St Angelos VNCT Ventures LLP**, a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, 2008, having its Corporate Office, at SUN CENTRE No.2, First Floor, Tank Bund Road, Nungambakkam, Chennai – 600034, (“Promoter”) of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, We have entered into a General Power of Attorney with the Land owner.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is on or before 30.06.2029.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
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 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 M/s. St Angelos VNCT Ventures LLP



Designated Partner

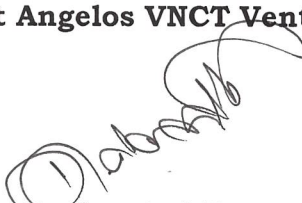
Deponent

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 Chennai on this 8th Day of July 2024.

For M/s. St Angelos VNCT Ventures LLP


Designated Partner
 Deponent
