भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

16/04/2024

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M.C. ANUSUYA

STAMP VENDOR L. No. 21/2000

51/2, SOUNDARYA COLONY,

VANAGARAM (W) EXTN. CHENNAI - 600 10

PAN - AAMPA 3461D

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of promoter, combined together the owner of the proposed Project at **"OMEGA TOWN – 1", Kannivakkam, Village, Perumattunallur Panchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District.** Survey No's: **156/2A1A.**

We, M/s. VVR **Southindia Properties LLP., represented by its Partner Mr. V. Venkatraj** & M/s. **Superb Land Space LLP., represented by its Partner Mr. R. Nikhil Kumar Bhatia**, the owners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We, **M/s. VVR Southindia Properties LLP., represented by its Partner Mr. V. Venkatraj & M/s. Superb Land Space LLP., represented by its Partner Mr. R. Nikhil Kumar Bhatia**, the owners have a legal title to the land on which the development of the project is proposed

OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with who jointly possess a legal title to the land on which the development of the proposed project is to be carried out

AND

a 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.
OR
Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter: Project completed

4. That seventy per cent of the amounts realized 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.

6. That I / promoter 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That I / 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 VVR SOUTHINDIA PROPERTIES LLP

Designated Partner

For SUPERB LAND SPACE LLP

Deponent

Partner

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 on this 17th day of April 2024.

For VVR SOUTHINDIA PROPERTIES LL

Designated Partne

Deponent

For SUPERB LAND SPACE LLP

Partner