

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



तमिलनाडु TAMILNADU 11 DEC 2025

M/s. Vnct Global Llp
Chairman

ET 157294
R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. VNCT GLOBAL LLP** Promoter/s of the proposed Project **"THE MADRAS PAVILION - PHASE I"** (Building);

We, **M/s. VNCT GLOBAL LLP** (PAN: AATFV2202J) (LLP: AAT-9635), 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"), AND **Mr. M. SATISH** (PAN: AKMPM3816A) (Aadhar No 9773 6299 3206) S/o Mr. Manthu Chenchu, aged about

M. LR



43 years, residing at Plot No. 98, Thirupathi Nagar 3rd Street, Valasaravakkam, Alwarthirunagar, Ambattur, Tiruvallur, Tamilnadu - 600087 ("Joint Power Holder") of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, We, are the Promoter & the Power Holders to the Land, namely All that piece and parcel of the Vacant Plots bearing Plot Numbers 9, 33, 46 to 60, 61, 65, 79, 83 to 93, 94, 95, 96, 97 to 101 comprised in Survey No. 205/2A & 3A, with Patta No. 3958 situated at Thiruporur Village, Thiruporur Taluk, Chengalpattu District and Within the Registration District of Chenglepet and Sub-Registration District of Thiruporur.
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 30.11.2030.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

M. S. R.

(Signature)



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.

M. S. R.

Deponent/s



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 ...11th... Day of ...December... 2025.

M. S. R.

Deponent/s

