



TAMILNADU 08 DEC 2025
VENTURAM PROPERTIES PVT. LTD
S. ASWIN
CHENNAI - 600073

EY 927753
V. Deepa-
STAMP LENDER
Lic. No: 17071 / 52 / 2014
No: 34/A, Sivasankaran Street,
Thiruvalluvar Nagar, Pammal,
Chennai - 75. Cell: 98410 51829

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 **Mrs. Jayanthi, Mr.S.Dipak**, represented
by its Power of Attorney **Mr.S.Aswin** Land owner and
M/s. VENTURAM PROPERTIES PRIVATE LIMITED Promoter of the
project named as **"MEDLEY'S NEST"** Proposed Construction of Stilt
Floor + 4 Floors + 5th Floor (Part) (Height - 18.30 m) Residential
Building with 141 Dwelling Units for Affordable Housing with
Swimming Pool in 5th Floor at Link Road from Kalaivanar NSK
Street, Zamin Pallavaram, Chennai, Comprised in Old S.No: 310/7,

For VENTURAM PROPERTIES PRIVATE LIMITED

AN. Kulkarni
Director

X
S. Aswin
X

X
Dipak
X

T.S.No. 30/7, Block No.25, Ward No. B of Zamin Pallavaram Village, within the limit of Tambaram Municipal Corporation measuring an extent of 1.86 Acre (6154Sq.mts).

That **Mrs. Jayanthi, Mr.S.Dipak**, represented by its Power of Attorney **Mr.S.Aswin** Land owner and **M/s. VENTURAM PROPERTIES PRIVATE LIMITED** Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Mrs. Jayanthi, Mr.S.Dipak**, represented by its Power of Attorney **Mr.S.Aswin** Land owner and **M/s. VENTURAM PROPERTIES PRIVATE LIMITED** Promoter, who 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.
3. That the time period within which the project shall be completed by me/promoter is 20.08.2033.
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.

For VENTURAM PROPERTIES PRIVATE LIMITED

 Director

X 
 X 

X 

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.

For VENTURAM PROPERTIES PRIVATE LIMITED
AN. Kulkarni
Director

X 
X 

X 
X 

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 VENTURAM PROPERTIES PRIVATE LIMITED
AN. Kulkarni
Director

[Signature]
Seyanthi S. S.

[Signature]
Dipak

Deponent(s)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Chennai on this 20th day of June 2024.

For VENTURAM PROPERTIES PRIVATE LIMITED
AN. Kulkarni
Director

[Signature]
Seyanthi S. S.

[Signature]
Dipak

Deponent(s)