

தமிழ்நாடு तमिलनाडु TAMIL NADU

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M. SARAVANAN
Stamp Vendor
License No. 2776 / E-2 / 94
4/2, Padmanaban Street,
Kodambakkam, Chennai-600024

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ஜூலை 17 2023

25.09.2023

M/s. AAALAM PROMOTERS PVT LTD.,
M/s. KAVITHA REALITIES PVT. LTD.

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration M/s StepsStone Promoters Private Limited promoter of the proposed project " ***ONE AAERO*** " Layout at Jambodai Village

We, **Mr. T. RAMAKRISHNA** Managing Director **M/s. KAVITHA REALITIES Pvt.Ltd.**, & **Mr K. MOTHISH KUMAR,** Managing Director of **M/s. AAALAM PROMOTERS PVT.LTD.,** promoter of the proposed project of the Proposed Project do hereby solemnly declare, undertake and state as under:

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

Have entered into Sale Agreement / joint development agreement /collaboration agreement /development agreement or any other agreement with Mr.K.Mothish Kumar as a possess a legal title to the land on which the development of the proposed project is to be carried out in

"*ONE AAERO*" Layout Comprised in S.No S.No. 39/8A, 39/9A,39/9B,39/9C,39/18B,39/19,39/22, 41/1B,41/2B & 44/4B OFJAMBODAI VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

Approved by DTCP Layout No: 39/2024 Dated : 21/3/2024

Approved by Local body vide No: 49 Dated : 13/12/2024

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 is completed

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director

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.

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.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director

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.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director

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 the 24th day of April, 2024.

DEPONENT

For.M/s. KAVITHA REALTIES PVT LTD.,

Managing Director

M/s. AAALAM PROMOTERS PVT LTD.,

Managing Director