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DF 192663

29.4.2025 SMK Enterprises

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உரிமம் எண். 27/1344/அ3
கே.கே.நகர், சென்னை - 600

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 **M/s. SUGALI PROJECTS PRIVATE LIMITED** rep by its Director K. Rakesh Kumar, S/o. Mr. M. Kalyanmal, aged about 35 years,promoter of the Proposed project having registered office at no 4, V. O. C Second cross street, Kodambakkam, Chennai, 29- Tamil Nadu – 600024 represented through their lawful Power of Attorney **M/s.SMK ENTERPRISES** rep by its Partner M. Rajkumar Jain, s/o. Mr. S. Mahaveer chand aged about 47 years having office at No. 99, Mount Poonamallee Trunk Road, Porur, Chennai – 600 116, underregistered General Power of Attorney dated 12/04/2023 vide doc no 6579/2023.

For SMK ENTERPRISES

Partner

For SUGALI PROJECTS PRIVATE LIMITED

Director

Hereunder the Proposed Project named as **"MAANSAROVAR NAGAR PHASE - II EXTENSION"** property bearing vacant residential Plot bearing Nos. A1 to A6comprised in Survey Nos.451/1, 451/2 & 452 approved by CMDA, in NEMAM 'B' Village, Poonamallee Taluk, Tiruvallur District.

We, **M/s. SUGALI PROJECTS PRIVATE LIMITED** rep by its Director K. Rakesh Kumar, promoter of the proposed project, represented by their GPA Holder as **M/s. SMK ENTERPRISES** rep by its partner M. Rajkumar Jain, of the proposed project do hereby solemnly declare, undertake and state as follows:

1. That We promoter/GPA Holder have 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 Project is completed.

4. That 70%of the amounts realised by Promoter/ GPA holderfor 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 We promoter/GPA Holder 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.

For SMK ENTERPRISES

Partner

For SUGALI PROJECTS PRIVATE LIMITED

Director

7. That Wepromoter/GPA Holder shall take all the pending approvals on time, from the competent authorities.

8. That We promoter/GPA Holderhavefurnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We promoter/GPA Holdershall 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 SMK ENTERPRISES

Partner

For SUGALI PROJECTS PRIVATE LIMITED

Deponent

Director

Verification

The contents of our above Affidavit cum Declaration is true and correct and nothing material has been concealed by us therefrom.

Verified by me at Chennai on this 29 day of April 2025.

Deponent

For SMK ENTERPRISES

Partner

For SUGALI PROJECTS PRIVATE LIMITED

Director



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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