



22/08/2005
Shreyes Chakra Ventures Pvt Ltd

ED 724010

M.C. Anusuya
M.C. ANUSUYA
STAMP VENDOR L.No. 21/2000
No. 81/2, Soundarya Colony
Anna Nagar (W) Extn. Chennai-600 101
PAN: AAMPA3461D

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. SHREYES CHAKRA VENTURES PVT.LTD (Promoter) (AANCS9300H), represented by its Authorised Signatory, Smt. Anithah Panickar, aged about 44-years and having its Office at No,44, Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai-600034

For TRANS-ASIA CORPORATION

For GRANDTRUST OVERSEAS (P) LTD.

For INTER-SEA EXPORT CORPORATION

Partner

Director

Managing Partner

For SHREYES CHAKRA VENTURES PVT. LTD.

Authorised Signatory

and 1) M/s. Trans Asia Corporation, 2) M/s. Grand Trust Overseas Private Limited, 3) M/s. Inter Sea Export Corporation, 4) Mrs. Mary Podikunju, 5) Mr. T.C. Seshadri (Owner's) of the Proposed Project at Plot No. 11, Door No. 173/64, Habibullah Road, T.Nagar, Chennai-600 017. comprised in Re.Survey No. 96/1, as per Patta No.314/13 dt 8/3/2013 in Town Survey No. 6797, Block No. 106 of Zamin Mambalam, T. Nagar Town, Guindy Taluk, Chennai District.

We M/s. SHREYES CHAKRA VENTURES PVT.LTD Promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

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 General Power of Attorney with 1) M/s. Trans Asia Corporation, 2) M/s. Grand Trust Overseas Private Limited, 3) M/s. Inter Sea Export Corporation, 4) Mrs. Mary Podikunju, 5) Mr. T.C. Seshadri (Owner's) joint who possessed 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. The project will be completed on 31/12/2026
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 TRANS-ASIA CORPORATION

Partner

For GRANDTRUST OVERSEAS (P) LTD.

Mary Podikunju

Director

For INTER-SEA EXPORT CORPORATION

Managing Partner

Mary Podikunju

For SHREYES CHAKRA VENTURES PVT. LTD.

Authorised Signatory

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 utilized 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 TRANS-ASIA CORPORATION

Partner

Mary Padilyni

For GRANDTRUST OVERSEAS (P) LTD.

Verification

Mary Padilyni
Director

Managing Partner

Deponent

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 19th September day of 2025

For TRANS-ASIA CORPORATION

Partner

Mary Padilyni

For GRANDTRUST OVERSEAS (P) LTD.

Director

For INTER-SEA EXPORT CORPORATION

Managing Partner

Deponent

For SHREYES CHAKRA VENTURES PVT LTD.

Authorised Signatory

Authorised Signatory