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19 MAR 2025

DF 286336

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

Anand and Venkatesh Housing Private Limited
CHENNAI
600 017

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER.

Affidavit cum
Declaration

Affidavit cum Declaration of M/s. ANAND AND VENKATESH HOUSING PRIVATE LTD., (Pan Card No. AAWCA2958E) having its registered office at "Sampath Building", No. 52/2, Bazullah Road, T. Nagar, Chennai, Tamil Nadu, Pincode – 600017 represented by both the Directors, **MR. S. VENKATESH,** (Aadhar No.2904 6960 0092) Hindu, aged about 44 years and **MR. S. ANAND,** (Aadhar No.6238 1213 0568) Hindu, aged about 40 years, both sons of Late. V. Sampath,promoter of the proposed project – **SILVER SPRINGS** comprised in Survey Nos. 438/1, 437/1A1, 437/1B1, 437/2A1, 437/2A2, 437/2A3, 437/2B and 437/2C, Illaloor Village, Thiruporur Taluk and Chengelpet District.

We, Anand And Venkatesh Housing Private Ltd promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

For ANAND AND VENKATESH
HOUSING PRIVATE LIMITED

DIRECTOR

DIRECTOR

2. That the said land is free from all encumbrances.

3. That the time period within which the project is already completed by us.

4. That seventy per cent of the amounts realized by us for the realestate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for thatpurpose, as faras building is concerned. For layout projects, it will be cost of developmentand the landcost.

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 That the amounts from the separate account, to cover the cost of the project,shall be withdrawn only after due certification by an engineer, architect and achartered accountant in practice that the withdrawal is in proportion to thepercentage of completion of the project, as far as building is concerned. Forlayout projects, the withdrawal can be done after obtaining a certificate fromthe Architect / Licensed Surveyor stating that the project has been developedand completed in all respects as per the layout approved by the competentauthority.

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 collectedfora particular project have been utilizedfor the projectand the withdrawals have been made in compliance with the proportion to thepercentageof completionoftheproject.

7. That we the promoter shall take all the pending approvals on time, from thecompetent authorities.

8. That we have furnished such other documents as have beenprescribedbytherulesand regulationsmadeundertheAct.

9. That we shall not discriminate against any allottee at the time ofallotment of any apartment, plot or building, as the case may be, on anygrounds.

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR DIRECTOR

DEPONENTS

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 29th day of April 2025

For ANAND AND VENKATESH HOUSING PRIVATE LIMITED

DIRECTOR DIRECTOR

DEPONENTS



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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