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Managing Director

I, **S. Kannan, Managing Director of M/s. Pearlconstruction Chennai Private Limited** being the promoter of the proposed project and also been appointed as **General Power of Attorney** with right of alienation by Land Owners **Mr. Y. R. OMPRAKASH, Mrs. M. SANTHANALAKSHMI, Mrs. LAKSHMI NIVEDHITHA, Mr. S. VIVEK ANAND, Mrs. PRIYA KARTHIYAYANI, Mr. E.RAMANUJAM and Mr. R. MANIVANNAN** who possess a legal title to the land on which the development of the proposed project is to be carried out, do hereby solemnly declare, Undertake and state as under:

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **June 2026**.
3. That seventy per cent of the amounts realized 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 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 PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

(S. Kannan)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.

Verification

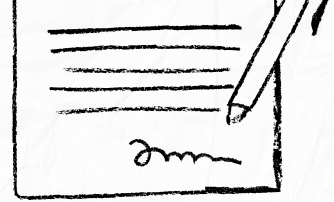
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Chennai** on this 19th day of June 2024.

For PEARLCONSTRUCTION CHENNAI PRIVATE LIMITED

Managing Director

(S. Kannan)



our services doesn't just end there



Buying & Selling Services

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Property Development & Approvals

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



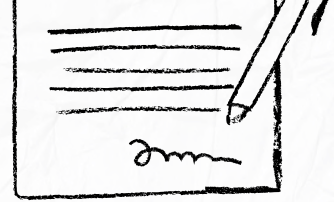
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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