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**FORM 'B'**

[See rule 3(4)]

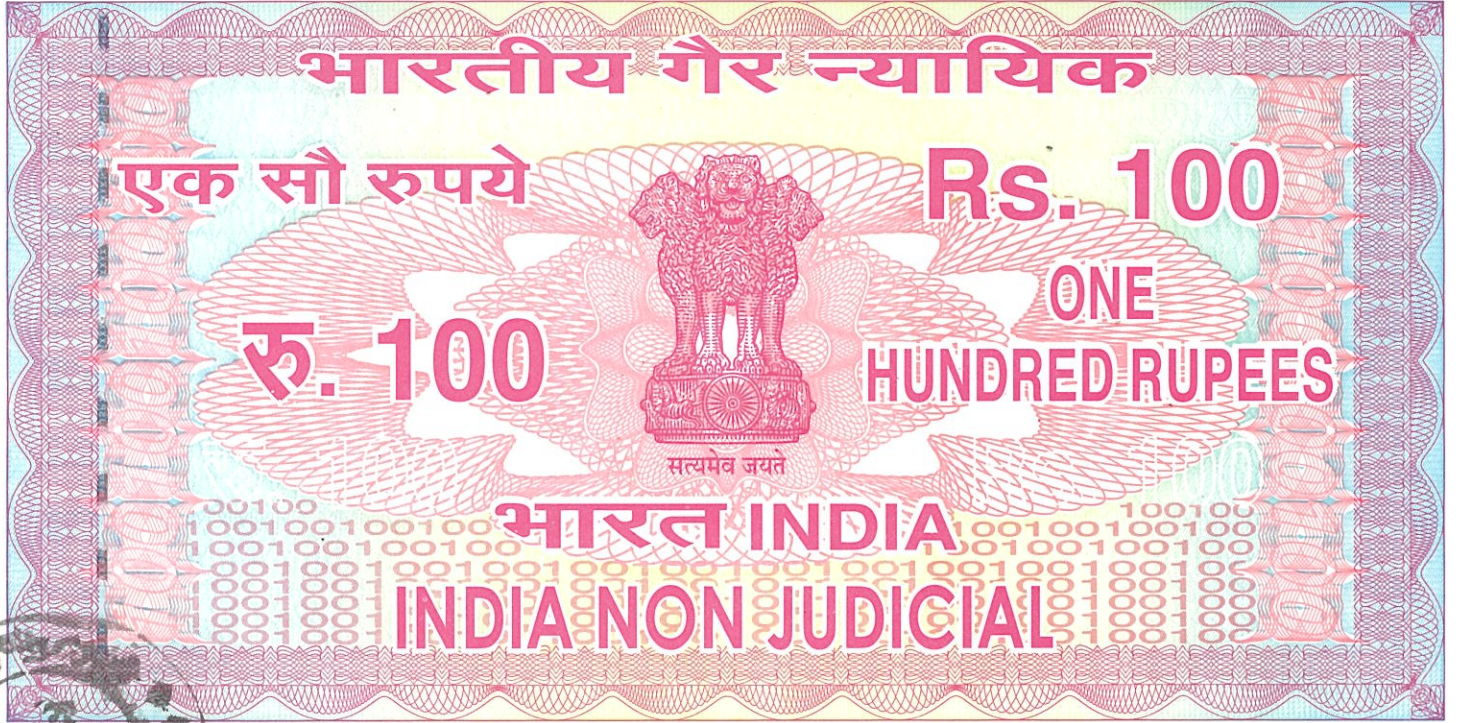
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER**

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **M/s.LANCOR HOLDINGS LIMITED**, Represented by its Chief Executive Officer, Chandra Sekar J M, Promoter/Power of Attorney Holder of the project "HARMONIA - II" Layout forming part of the larger layout approved by Commissioner, DTCP, Chennai vide Approval No. 29 of 2009, consisting of Plot Nos. 41, 42, 43 and 44, comprised in Survey Nos. 1289, 1290/2B, 1311, 1312, 1313, 1314, 1315, 1317, 1318/1A, 1B2, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 1319/2A1, 2A2, 1323, 1324/1, 2, 3, 1325/1A, 1B, 2A, 2B1, 2B2, 2C, 3A, 3B, 3C and 1337/1 of Sriperumbudur "C" Village, Sriperumbudur Taluk, Kancheepuram District amalgamated and subdivided to Plot Nos. 41, 41A, 41B, 41C, 41D, 41E, 42, 42A, 42B, 42C, 42D, 42E, 43, 43A, 43B, 43C, 43D, 43E, 44, 44A, 44B, 44C, 44D, 44E, (24 Plots) bearing No.6 of 2021 approved by the Commissioner, Town and Country Planning, Chennai, Tamil Nadu. do hereby solemnly declare, undertake and state as under:

For LANCOR HOLDINGS LIMITED

*[Signature]*  
J.M. CHANDRA SEKAR



தமிழ்நாடு தமிழ்நாடு TAMILNADU

19.11.2024

*[Handwritten signature]*  
Ch-CA

DK 069111

K. MAHALAKSHMI  
S.V.L. No. 1316/G/2195  
New No.11, Old No.3, 2nd Street  
Mangalapuram, Cherpai,  
Chennai-31, Ctn: 93623 95090.

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 Joint Development Agreement /collaboration agreement /development agreement or any other agreement with who possess a 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.

For LANCOR HOLDINGS LIMITED

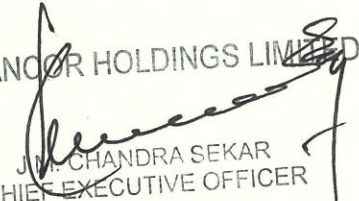
*[Handwritten signature]*  
CHANDRA SEKAR  
CHIEF EXECUTIVE OFFICER

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 shall be completed by me/promoter is **COMPLETED**.
4. 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.
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.
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 has obtained all the approvals from the competent authorities.

For LANCOR HOLDINGS LIMITED  
  
J. M. CHANDRA SEKAR  
CHIEF EXECUTIVE OFFICER

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 plot on any grounds.

For LANCOR HOLDINGS LIMITED  
  
J.M. CHANDRA SEKAR  
CHIEF EXECUTIVE OFFICER

**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 18<sup>th</sup> October 2024.



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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with smart tools**



### **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



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

3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai, India

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