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Chennai, India

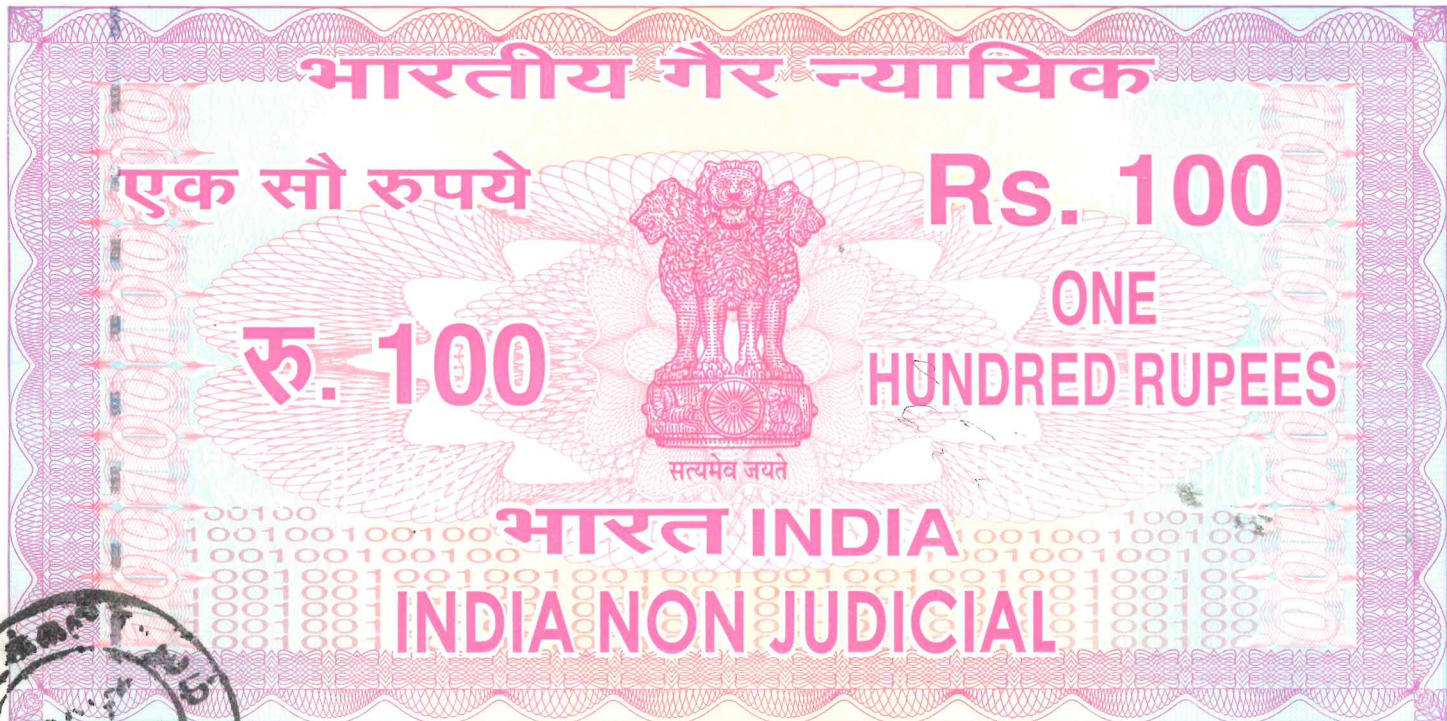
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தமிழ்நாடு தமில்நாடு TAMILNADU

CLOUD NINE DEVELOPERS
24 APR 2025 AND HOMES,
CHENNAI.

ED 105542

S-S
S. SARASWATHI
STAMP VENDOR

LC No: 9228/ஆ/85 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 917665008

Form B

[See Rule 3(4)]

Affidavit cum Declaration

We (1) **M/S. CLOUD NINE DEVELOPERS & HOMES**, (PAN: AAQFC7966P) represented by its Partner Mr. J. JOTHI MURUGAN (PAN: AFYPJ4447D) (Aadhaar Identity Card No. 857229332143), Son of Mr. Jayaraman, aged about 43 years, having its office at Plot No.C-2, Sri Devi Avenue, Rajakilpakkam, Selaiyur, Chennai 600073,

(2) **Mr.C.SAMBASIVAN**, (PAN: AJIPC7594A, Aadhaar Card No. 498845206055), son of Mr.Chandrasekaraged about 62 years, residing at No. E-62, Panchamanthra Road. Kuvempu Nagara, Mysore, Karnataka-570023,

(3) **Mr.NATARAJAN.S**, (PAN: ADHPN0026B, Aadhaar Card No.899836520243), Son of Mr.N.Somasundaramaged about 55 years, residing at No.C37-164, DLF Garden City, Thazhambur, Navalur, Chennai-600130,

For Cloud Nine Developers & Homes

Partner

Naminthay

Stamps Selaiyur

(4) **Mr.NARASIMHAN RAMACHANDRAN**, (PAN: AAAPN21220, Aadhaar Card No.701574065669) Son of Mr.K.V.Ramachandran, aged about 59 years, residing at No.C42084, 8th Floor, DLF Garden City, Navalur, Thazhambur, Chennai 600130,

(5) **Mr. S. GANESH** (PAN AGCPG6468Q, Aadhaar Card No. 621540703390), Son of Mr. Santhanam, aged 50 years residing at Plot No.104, Shanthi Vinayagar Kovil Street, Shanthinikethan Colony, Madambakkam, Chennai-600 126, and

(6) **Mr.KARTHIKEYAN.E.S.T**, (PAN: GXTPK7822N, Aadhaar Card No. 709961321071) Son of Mr. Tharaniventhan, aged 31 years, residing at No.1/6, Vanniyar Street, Eramalur, Tiruvannamalai 604406.

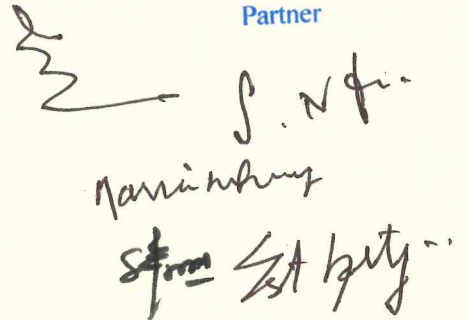
We are the promoters for the project "**VISTA ROYALE PHASE-2**" do hereby solemnly state and affirm as follows:-

1. We Submit that we are the promoter of the residential layout and the said project in **S.No.34/4, 34/5 and 55/1A1 of Vengambakkam Village, Tambaram Taluk, Chengalpet District, St.Thomas Mount Panchayat Union, Tamilnadu State.**
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter -The Project has been completed.
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.

For Cloud Nine Developers & Homes



Partner

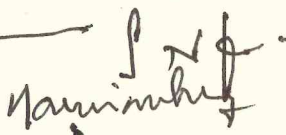


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S. N. G.

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 for 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 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 We / promoter shall take all the pending approvals on time, from the competent authorities.
8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That We/ 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 Cloud Nine Developers & Homes






Partner
Deponent/s

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 17th day of April 2025.

For Cloud Nine Developers & Homes



J. N. S. Partner
Kannur



Deponent/s

Ed party

VISTA ROYALE PHASE-2 PROJECT DETAILS

9.) PROJECT COST

Land cost (market value) : Rs. 12,19,30,000/-
(2500/Sq.ft)
Development charges : Rs. 1,00,00,000/-
(Road and park development)
Fee paid : Layout Fees : 49,50,682/-
: Localbody Fees : xxxxxxxxxxx/-

Total Project Cost : xxxxxxxxxxxxxxxx/-

PROJECT NAME: "VISTA ROYALE PHASE-2"

13.) Extent of the land in sq.m

Total land area: 6593 SQ.M.

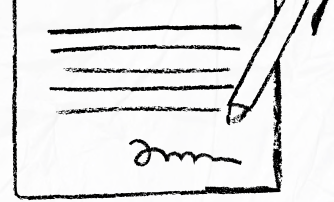
For Cloud Nine Developers & Homes



Partner



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sfm at party



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.



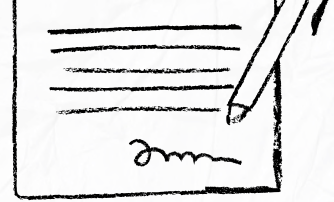
NRI & Investment Services

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



Compliance & Special Services

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



 **empowering your real estate decisions**
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

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