



தமிழ்நாடு தமில்நாடு TAMIL NADU

29 JAN 2024

VGN Infrastructure (P) Ltd &
VGN Enterprises (P) Ltd
FORM 'B'

26AC 994133

A. B. N. Lakshmi
A. DHANALAKSHMI
Stamp Vendor
L.No. 20028/B4/B7/94
164, Amman Koil Street,
Chennai-600 001.

[Under Rule 3 (2) of the Tamil Nadu Real Estate (Regulation and Development Rules, 2017)]

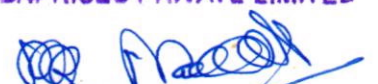
AFFIDAVIT-CUM-DECLARATION OF THE PROMOTER OF THE PROPOSED PROJECT-"VGN ABHIVRUDHI PHASE - II"

We, "VGN Infrastructure Private Limited", represented by its Director, Mr.B.R.Nandakumar and "VGN Enterprises Pvt Ltd" represented by its Authorized Signatory Mr.B.R.Nandakumar the Promoters of the Proposed Project by name "VGN ABHIVRUDHI PHASE - II" do hereby solemnly declare, undertake and state as under:

1. That we have legal title to the land on which the development of the project "VGN ABHIVRUDHI PHASE - II", totally the lands measuring an extent of 14.595 Acres comprised in Survey Nos. 20/1G and 20/1H of Sasthirambakkam Village and Survey Nos. 40/3, 40/4, 40/5, 48/1B, 48/1C1, 48/1C2, 48/1C3, 48/1C4, 48/1C5, 48/1C6, 48/1C7A, 48/1C7B, 48/1C8B, 48/1C9B of Kongadu Village, both villages situated at Chengalpet Taluk, Chengalpet District are proposed.

VGN INFRASTRUCTURE PRIVATE LIMITED For VGN ENTERPRISES PRIVATE LIMITED


Director


Authorized Signatory

2. That the said lands are free from all encumbrances.
3. That the time period within which **the project has been completed by us.**
4. That seventy per cent (70%) of the amounts realized by us for the real estate project by name **"VGN ABHIVRUDHI PHASE - II"** from the purchaser, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 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 we promoter shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

VGN INFRASTRUCTURE PRIVATE LIMITED

For VGN ENTERPRISES PRIVATE LIMITED


Director


Authorised Signatory

DEPONENT

Verification

We hereby verify and declare that the contents of the above Affidavit cum Declaration deposited by us are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this the 19th day of June, 2024.

VGN INFRASTRUCTURE PRIVATE LIMITED

For VGN ENTERPRISES PRIVATE LIMITED


Director


Authorised Signatory

DEPONENT