



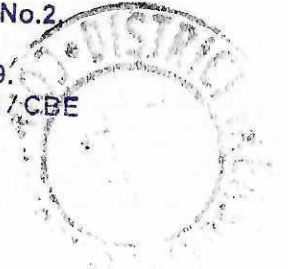
30/12/2025

मिलनाडु TAMILNADU

MS NOVASCAPE REALTY
VENTURES LLP
CBE

Banu ER 750072

M.A.SAJITHA BANU
STAMP VENDOR
119-C, JEEVA STREET No.2,
CHOKKAMPUDUR,
COIMBATORE 641 039.
L.No. 928 / B1 / 2021-18 / CBE



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 Ms NOVASCAPE REALTY VENTURES LLP

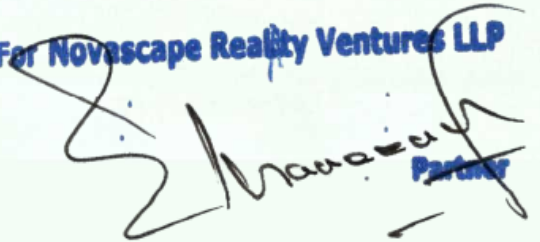
Promoter of the proposed project Approved for DTCP Planning Permission No:
827/2025, S.F.No:422/4A2, 422/5A2 & 422/5B2 At Keeranatham Village, Annur
Taluk, Coimbatore -641035.

We / I Ms NOVASCAPE REALTY VENTURES LLP promoter of the proposed
project does hereby solemnly declare undertake and state as under:

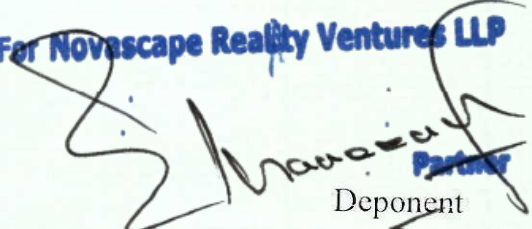
For Novascape Realty Ventures LLP

[Signature]
Partner

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.
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 is completion date **27.11.2032 (from the date of E-sign to 8 –Years)**
4. 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 and the land cost and 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.
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 / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Novascope Realty Ventures LLP

Partner

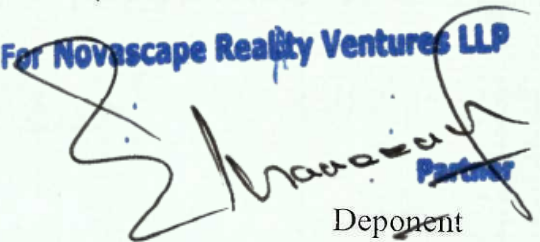
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Novascope Realty Ventures LLP

Partner
Deponent

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 **11.00 am** on this **12th** day of **January 2026**.

For Novascope Realty Ventures LLP

Partner
Deponent