भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

4 DEC 2025

Global Venus Estates LLP

Salem.

EZ 667300
R. RAJAN
STAMP VENDOR
L.No.6424-5/97.1
SURAMANGALAM, SALEM
TAMILNADU.

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **Mr.B.Arjun Sri (Power Agent)**, Partner of M/s.GLOBAL VENUS ESTATES LLP and **Mr.Nikhil Kumar Bantia(Land owner)**, Director of M/s.Superb Land Space Project Private Limited of the layout Projects **"THE CROWN"** S.F.No.**90/4A, 90/4B and 90/5B2** in Alagusamudram Panchayat and Village, Tharamangalam Panchayat Union, Omalur Taluk, Salem District, Tamilnadu.

Mr.B.Arjun Sri (Power Agent), Partner of M/s.GLOBAL VENUS ESTATES LLP and **Mr.Nikhil Kumar Bantia(Land owner)**, Director of M/s.Superb Land Space Project Private Limited proprietors of the layout project do here by solemnly declare, undertaken and state as under

For GLOBAL VENUS ESTATES LLP

B. Arjun

Partner

For SUPERB LAND SPACE PROJECT PRIVATE LIMITED

Nikhil Kumar Bantia

DIRECTOR

1. That I have a legal title to the land on which the development of the project is completed.
2. That the said land is free from all encumbrance.
3. That the project work had been completed.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allotment, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
9. That I / promoter shall not discriminate against any allotment at the

For SUPERB LAND SPACE PROJECT PRIVATE LIMITED

DIRECTOR

For GLOBAL VENUS ESTATES LLP

Partner

time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For SUPERB LAND SPACE PROJECT PRIVATE LIMITED

DIRECTOR

For GLOBAL VENUS ESTATES 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 Salem on this day of 07.02.2026.

For SUPERB LAND SPACE PROJECT PRIVATE LIMITED

DIRECTOR

For GLOBAL VENUS ESTATES LLP

Partner

Deponent