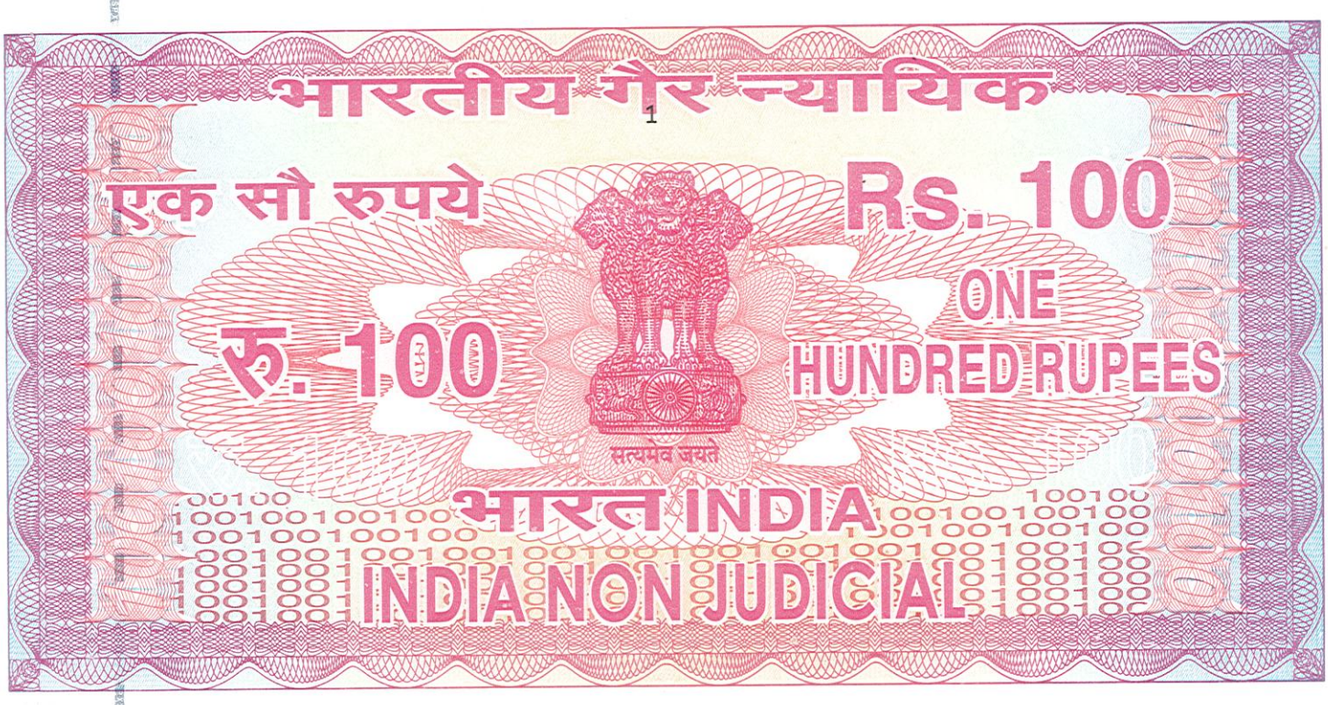


தமிழ்நாடு तमिलनाडु TAMILNADU

CX 885054

C. Thirumohan
STAMP VENDOR
L. No. 109/B4/88-9
HIGH COURT CAMPUS
CHENNAI-600 104.
31 OCT 2023

TRUE VALUE HOMES INDIA PVT. LTD.

FORM- B

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED** represented by its Director M.KALAIARASI, Wife of Late Murugesan, aged about 47 years of the proposed project "TVH TERRA HUB":

I, M.KALAIARASI, Wife of Late Murugesan, Director **M/s.TRUE VALUE HOMES INDIA PRIVATE LIMITED** having its registered office at TVH Novella, No.16/17, 3rd Cross Street, R A Puram, Chennai - 600028, do hereby solemnly affirm and declare as follows.

For TRUE VALUE HOMES INDIA PVT. LTD.

M Kalaiarasi

Director

That the promoter has a legal title to the land on which the development of the project is proposed and the Promoter who possess a legal title to the land on which the development of the proposed project is to be carried out vide Sale Certificate Dated 10.03.2023, registered as Doc No.6042 of 2023 on the file of SRO Thiruporur.Comprised in Survey No: 77/5C2 , 77/5D1, 77/5E, 77/5F, 77/5G1, 77/5H1, 77/5I1, 77/6A3A1, 77/7A, 82/3B1B, 82/4A1B and 82/4A1E1, thus over all admeasuring 4 Acres 73.01 cents as per Patta No.1531, situated at Egattur village, Thiruporur Taluk, Chengalpet District.

AND

a legally valid authentication of title document is enclosed herewith along with an authenticated and copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. The project is completed.
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal 1s m proportion to the percentage of completion of the project.
5. 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.
6. That the promoter shall take all the pending approvals on time, from the competent authorities.
7. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That the 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 TRUE VALUE HOMES INDIA PVT. LTD.

M Kalaivanan

Director

9. That the 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

For TRUE VALUE HOMES INDIA PVT. LTD.

Director

Verified by me at Chennai
On this 25th day March 2024.

Deponent