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20 JAN 2025

DK 591659

R. LAKSHMANAN
STAMP VENDOR
L C No 6/772/B3/96
No 261, E V R ROAD
AMINJIKARAI CHENNAI 29

Form B

[See Rule 3(4)]

**Affidavit cum Declaration**

We **(1) M/s.POOJA LIFE SPAACES PRIVATE LIMITED** (CIN-U45208TN2013PTC092029, PAN:AAHCP8970A), represented by its Managing Director **Mr.S.DHANSEKHAREN,** (Aadhar No.5352 5984 8864), son of Mr.K.Sammandham, aged about 54 years having office at No.3, Vaniya Street, Kundrathur, Chennai – 600069 **(2) M/s.SAKTHI PROPERTY DEVELOPERS INDIA PRIVATE LIMITED,** (CIN-U45203TN2011PTC080294, PAN NO.AAPCS7249K) incorporated under the companies Act 2013, having its registered office at No. 18/26, Loganathan Nagar 2nd Street, Choolaimedu, Chennai – 600094 represented by its authorized signatory **Mr.G.T.BALAJI,**

**For M/s.POOJA LIFE SPAACES PVT.LTD**

**Managing Director**

**For M/s.SAKTHI PROPERTY DEVELOPERS INDIA (P) LIMITED**

**Authorized Signatory**

(Aadhar card No. 8641 3700 1499) son of Mr.Gunalan, aged about 35 years,

We are the promoters for the project **"SRI KUMARAN HERITAGE 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.1031 & Together with Plot No.33 Lying in Approved Layout P.P.D/L.O.No.84/2024 in S.No.928/2A(part) of Kundrathur 'A' Village, Kundrathur Taluk, kancheepuram District, Kundrathur Municipality Limit, 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For M/s.POOJA LIFE SPAACES PVT.LTD

Managing Director

For M/s.SAKTHI PROPERTY DEVELOPERS INDIA (P) LIMITED

Authorized Signatory

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 M/s.POOJA LIFE SPAACES PVT.LTD

Managing Director

For M/s.SAKTHI PROPERTY DEVELOPERS INDIA (P) LIMITED

Authorized Signatory

**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 Chennai on this 27th day of December 2024.

For M/s.POOJA LIFE SPAACES PVT.LTD

Managing Director

For M/s.SAKTHI PROPERTY DEVELOPERS INDIA (P) LIMITED

Authorized Signatory

**Deponent**



## our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

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Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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