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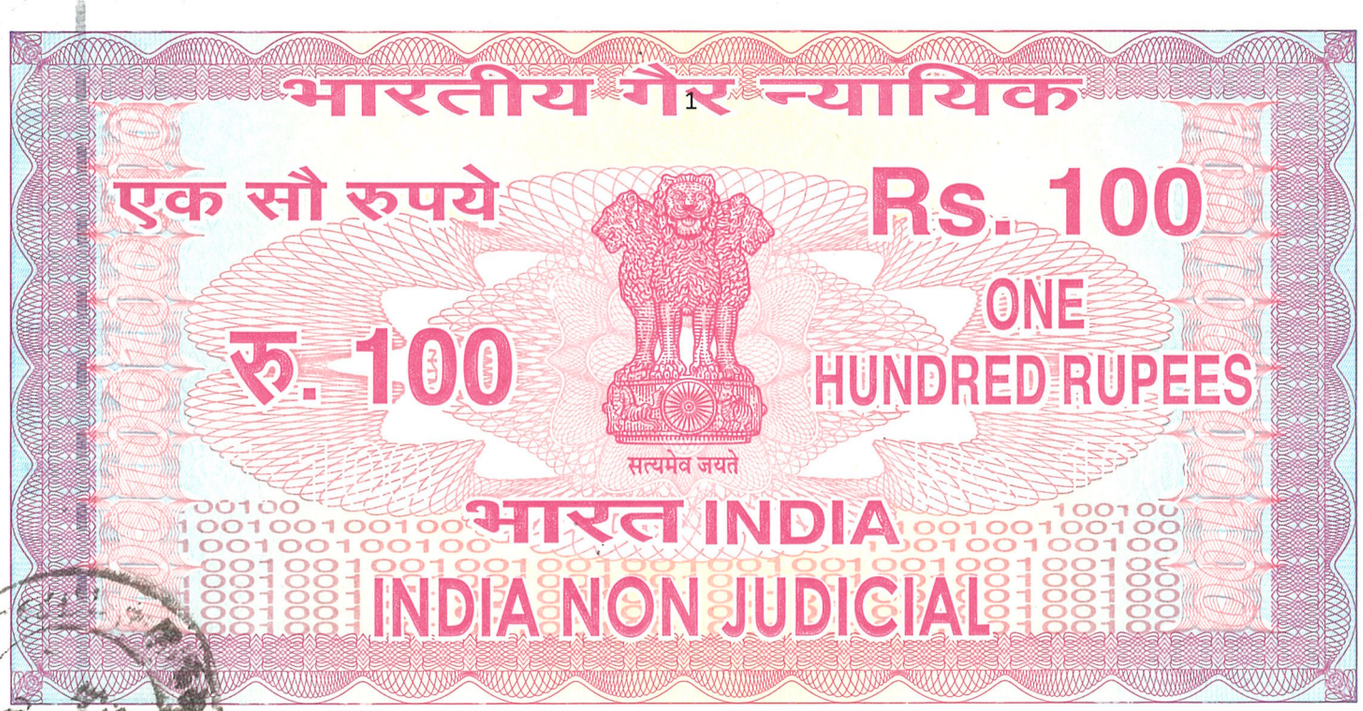
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தமிழ்நாடு तमिलनाडु TAMILNADU

DH 189674

09 SEP 2024

M/S. V. GURUSWAMY NAIDU & CO PVT LTD
Chennai-30

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

FORM 'B'

[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 ASPIRE GARDENS"

We,**"M/s.V.GURUSWAMY NAIDU & CO PVT LTD"**, represented by its Authorized Signatory Mr. B.R.NANDAKUMAR, the Promoter of the proposed project by the name of **"VGN ASPIRE GARDENS"** do hereby Solemnly declare, undertake and state as under:

That we have legal title to the land on which the construction of Group Housing Development Villa Project **"VGN ASPIRE GARDENS"** in the lands measuring an extent **3.27 Acres,** comprised in Survey Nos. 35/1A, 35/1B, 35/2, 35/4, 44/1 (Part), 44/2, 45/1, 45/2 (Part), 47/1, in T.S.No.9/1 (Part), 7/16 (Part) & 7/14, Ward-G, Block No.21, situate at **Vilinjiambakkam Village**, Avadi Taluk, Thiruvallur District within the limit of Avadi City Municipal Corporation Limit and state of Tamil Nadu is proposed.

For V. Guruswamy Naidu & Co Pvt Ltd

Authorised Signatory

1. That the said land is free from all encumbrances

2. That the time period of **project will be completed by us on or before 12.03.2032.**

3. That Seventy percent (70%) of the amounts realized by us for the real estate project by name **"VGN ASPIRE GARDENS"** 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.

4. That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

5. 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.

6. That we promotercompleted all approvals on time, from the competent authorities.

7. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

8. That we shall not discriminate against any allottees at the time of allotment of any apartment, plot or Villa building, as the case may be, on any grounds.

For V. Guruswamy Naidu & Co Pvt Ltd

Authorised Signatory

DEPONENT

Verification

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

Verified by us at Chennai on this the 17th day of September, 2024.

For V. Guruswamy Naidu & Co Pvt Ltd

Authorised Signatory

DEPONENT

Our services go beyond

Buying & Selling Services

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

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your
real estate journey

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