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17 MAR 2023 Isha Homes (5) pvt ltd Chennai - 20

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STAMP VENDOR L.NO. 109/84/85
HIGH COURT CAMPUS
CHENNAI

Affidavit cum Declaration

Affidavit cum declaration of **M/s. ISHA HOMES (INDIA) Pvt.Ltd., Rep. by R.Ragavendiran** and the Project **"ISHA POKKISHAM"** to be set up at **S.No.78/1, 2, 3, 4, 5, 6 of Nookampalayam road, Perumpakkam Village, Tambaram Taluk, Chennai - 600100, Tamilnadu State.**

I **M/s.ISHA HOMES (INDIA) Pvt.Ltd., Rep. by R.Ragavendiran** the project do hereby solemnly declare, undertake and state as under;

1. That I have a legal title to the land on which the development of the project is will be completed.
2. That the said land is free from all encumbrances.
3. Project will be complete on **JAN 2032.**

For ISHA HOMES (INDIA) PVT. LTD.

R. Ragavendiran

Authorised Signatory

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. That I 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 shall take all the pending approvals on time, from the competent authorities.

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

9. That I 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 ISHA HOMES (INDIA) PVT. LTD.

R. Raguraj

Authorised Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Chennai on this day of 10th day of Feb 2024.

For ISHA HOMES (INDIA) PVT. LTD.

R. Raguraj

Authorised Signatory

Deponent



our services doesn't just end there

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.

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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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