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No. 78, Thiruvengadapuram,
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For AAALAM PROMOTERS PRIVATE LIMITED

20/1/2025

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration **M/s AAALAM PROMOTERS PRIVATE LIMITED** promoter of the proposed project " **VIRAAM** " Apartment.

I, **Mr. K. Mothish Kumar** (Managing Director of **M/s. AAALAM PROMOTERS PVT.LTD.,** promoter of the Proposed Project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed at **"VIRAAM"** proposed construction of Group Housing Development comprising 3 Blocks: Block A – Stilt floor + 4 floors + 5th floor (Part) (Height – 18.30m)

For AAALAM PROMOTERS PVT. LTD.

Managing Director

Residential Building with 40 dwelling units: Block B – Stilt floor + 4 floors + 5th floor (Part) (Height – 18.30m) Residential Building with 40 dwelling units; Block C – Stilt floor + 3 floor (Height – 12.60m) Amenities Block (GYM, Play Area and Home Theatre) - Totally 80 dwelling units for Affordable Housing at Mangadu, Chennai Comprised S.No.475/1A1B of Mangadu B Village, within the limit of Mangadu Municipality

Approved CMDA P.P.No.OL-PP/NHRB/0745/2024 & B.P.No. OL-01461

Dated: 26/12/2024.

Approval Local body Vide No. B.P.NO: 180/CP/24-25/0003243

& P.P No. 180/BL/2025/00009 Dated 14.3.2025

AND

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

2. That the said land is free from all encumbrances.

OR

Possess such encumbrances as _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **25th Dec 2032**.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a

For AAALAM PROMOTERS PVT. LTD.

Managing Director

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

DEPONENT

For AAALAM PROMOTERS PVT. LTD.

Director

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 the 25th day of March 2025.

For AAALAM PROMOTERS PVT. LTD.

Managing Director

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.

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.



empowering your real estate decisions with smart tools

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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