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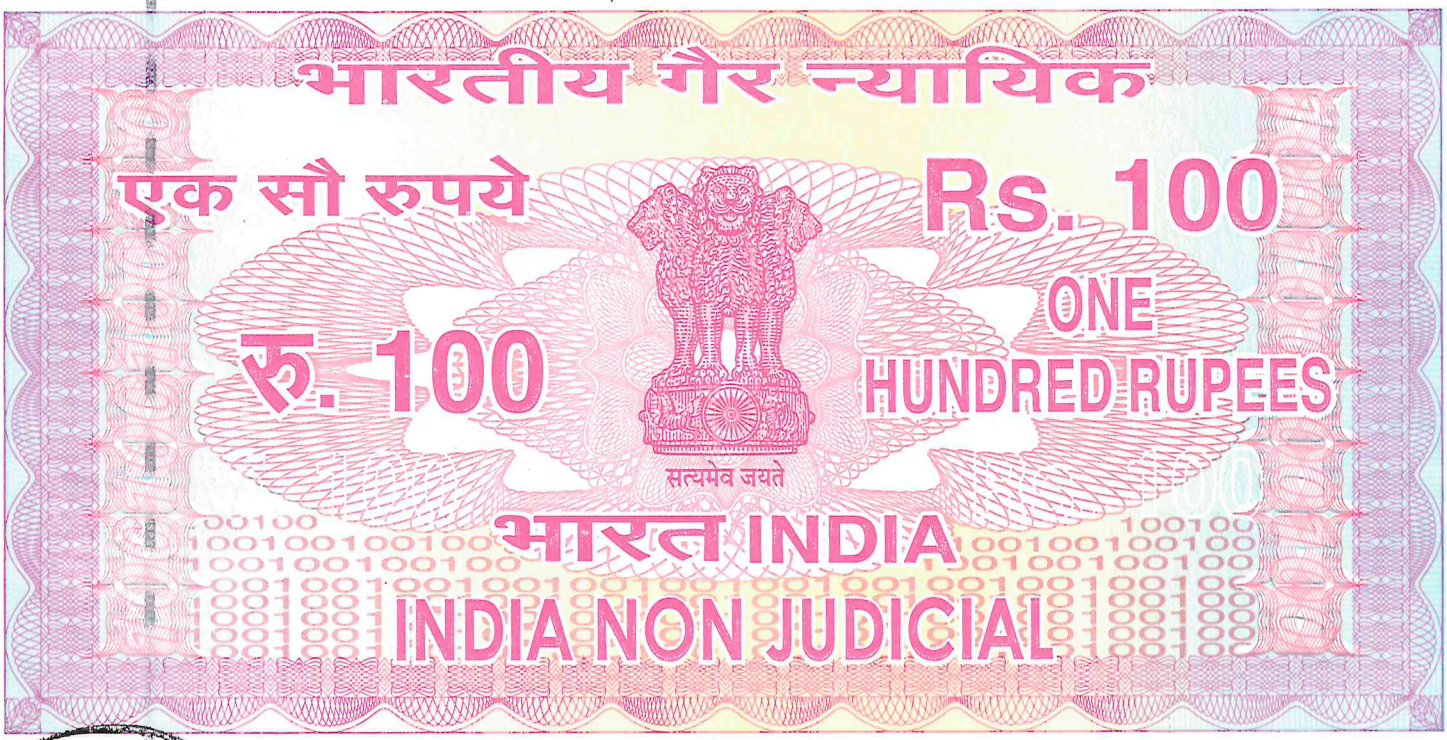
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தமிழ்நாடு तमिलनाडु TAMILNADU DG 209467

16 MAY 2025

INCOR CHENNAI PROJECTS TWO PVT.LTD.
CHENNAI

A. VALLIMANAVALAN (S.
06 / CH (S) / 2008 Dt. 19-11-20
West Tambaram, Chennai - 4
Cell: 9840386492

FORM 'B'

[See rule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Pbel Property Development India Pvt. Ltd., M/s. Incor Chennai Projects Two Pvt. Ltd, M/s. Incor Chennai Projects Three Pvt. Ltd., M/s. Incor Chennai Projects Four Pvt. Ltd, Pbel Developers India Pvt Ltd company incorporated under the Companies Act 1956 having registered office at #1/212, Pbel City, Thaiyur, Rajiv Gandhi Salai, OMR, Kelambakkam, Tamilnadu-603103, represented by M/s. INCOR CHENNAI PROJECTS THREE PVT LTD, "PROMOTER", promoter of the proposed project HEYDAY SENIOR CARE SERVICES CHENNAI (P) LTD, at #1/212, Thaiyur, Rajiv Gandhi Salai, OMR, Kelambakkam, Tamilnadu-603103.

We, M/s. Pbel Property Development India Pvt. Ltd., M/s. Incor Chennai Projects Two Pvt. Ltd., M/s. Incor Chennai Projects Three Pvt. Ltd., M/s. Incor Chennai Projects Four Pvt. Ltd, Pbel Developer India Pvt Ltd., promoter of the proposed project do hereby solemnly declare, undertake and state as under:

PBEL Property Development (I) Pvt. Ltd. Chennai 603103

INCOR CHENNAI PROJECTS TWO PVT. LTD. Chennai 603103

INCOR CHENNAI PROJECTS THREE PVT. LTD.

INCOR CHENNAI PROJECTS FOUR PVT. LTD.

PBEL DEVELOPERS INDIA PVT. LTD

That We, Have entered into joint development agreement with M/s. Pbel Property Development India Pvt. Ltd., M/s. Incor Chennai Projects Two Pvt. Ltd., M/s. Incor Chennai Projects Three Pvt. Ltd., M/s. Incor Chennai Projects Four Pvt. Ltd, M/s. Pbel Developers India Pvt Ltd who possess a legal title to the land on which the development of the proposed project is to be carried out for development of the project is enclosed herewith.
Proposed additional construction of high-rise buildings in the existing group development comprising of Block , E1 AND E2 (RESIDENTIAL) with Stilt + 14 Floors; at Rajiv Gandhi Salai (Old Mahabalipuram Road) Thaiyur, Pin 603103, Comprised in survey Nos: 1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A, 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1,1401/31B2, 1401/32, 1401/33, 1401/42B1 & 1485, Thaiyur "B" Panchayat, Thiruporur, Panchayat Union, Thiruporur Taluk, Chengalpattu District.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by date:

   27-06-2030 me/promoter.
3. That seventy per cent of the amounts released 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
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 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.

PBEL Property Development (I) Pvt. Ltd. Chennai 603103

INCOR CHENNAI PROJECTS TWO PVT. LTD. Chennai 603103

INCOR CHENNAI PROJECTS THREE PVT. LTD.

INCOR CHENNAI PROJECTS FOUR PVT. LTD.

PBEL DEVELOPERS INDIA PVT LTD

5. 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.
6. That I shall take all the pending approvals on time, from the competent authorities.
7. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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.

INCOR CHENNAI PROJECTS THREE PVT. LTD.

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 06th day of June 2025.

PBEL Property Development (I) Pvt. Ltd. Chennai 603103

INCOR CHENNAI PROJECTS TWO PVT. LTD. Chennai 603103

INCOR CHENNAI PROJECTS THREE PVT. LTD.

INCOR CHENNAI PROJECTS FOUR PVT. LTD.

PBEL DEVELOPERS INDIA PVT LTD

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

Verified RealEstate™

Verified RealEstate™

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

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OMR Thoraipakkam,
Chennai, India

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