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தமிழ்நாடு तमिलनाडु TAMILNADU 09 JUL 2024 DC 716354

VNCT Global LLP
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/8
No. 37, VILLAGE ROAD, NOW KNOWN
No. 79/91, VALLUVARKOTTAM HIGH R
NUNGAMBAKKAM, CHENNAI-600 03
MOBILE: 9445114347

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/s. VNCT GLOBAL LLP** Promoter/s of the proposed Project "**BEACH BOULEVARD PHASE III**";

We, **M/s. VNCT GLOBAL LLP (PAN: AATFV2202J) (LLP: AAT-9635)**, a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, 2008, having its Corporate Office, at SUN CENTRE No.2, First Floor, Tank Bund Road, Nungambakkam, Chennai – 600034, ("Promoter/s") of the proposed project do hereby solemnly declare, undertake and state as under:

VNCT GLOBAL LLP CHENNAI 600 034.

1. That, We / Promoter/s are the Power Holder to the Land namely All that Piece and Parcel of Vacant Land, bearing Patta No.4023 admeasuring an extent of 28 Cents comprised in Survey No. 69/7, Regularised by BDO, Thiruporur, vide Na.Ka.No. 2158/2023/AA1 dated 13.06.2023, situated at Semmancheri Village (Thiruvidanthai Group), Thiruvidanthai Panchayat, Thiruporur Union, Thiruporur Taluk (Previously Chengalpet Taluk), Chengalpet District (Previously Kancheepuram District).

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

3. That the time period within which the project shall be completed by us is on or before 20.08.2029.

4. That seventy per cent of the amounts realized by us 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

6. 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.

7. That we shall take all the pending approvals on time, from the competent authorities.



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

9. That we 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. VNCT Global LLP

VNCT GLOBAL LLP CHENNAI 600 034.

Designated Partner

Deponent/s

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 ....18th..... **Day** of .....JULY..... **2024**.

For M/s. VNCT Global LLP

VNCT GLOBAL LLP CHENNAI 600 034.

Designated Partner

Deponent/s



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

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