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தமிழ்நாடு तमिलनाडु TAMILNADU

28/03/2025

EE 334512

28-2025

M/S. Shree Venkateswara Homes and Mrs. Hema Ramamurthi.

V. SELVAM
STAMP VENDOR
No. 23/55, Rakkiappa Street,
Mylapore, Chennai-600 004.
L.No. 4/B3/97 Cell: 9444119139

FORM'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. SHREE VENKATESWARA HOMES** promoter and **Mrs. HEMA RAMAMURTHI** Power Agent of the Proposed project Old Door No.10, New Door No.17, Veerabadran Street, Nungambakkam, Chennai 600 034 comprised in old R.S.No.198/16, New R.S.No.198/35 and 198/40, Block No.24, Nungambakkam Revenue Division, Emgore Nungambakkam Taluk, Chennai District;

We, M/s. SHREE VENKATESWARA HOMES promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We/ promoter have entered into Joint Development Agreement with Mr.R.Mukund, Mr.Andre Kundgen & Ms.Mira Kundgen represented by its Power Agent Mrs. HEMA RAMAMURTHI who possess a legal title to the land on which the development of the proposed project is to be carried out.

For SHREE VENKATESWARA HOMES

Partner / Manager

Hema Ramamurthi

Partner / Manager

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

3. That the time period within which the project shall be completed by us/promoter on 06.08.2032.

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

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 We / 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 utilised 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 / promoter shall take all the pending approvals on time, from the competent authorities.

8. That We / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We / 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.

For SHREE VENKATESWARA HOMES

Kalpana Hema Ramamurthy

Partner / Manager Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Chennai on this 28th day of March 2025,

For SHREE VENKATESWARA HOMES Hema Ramamurthy

Kalpana

Partner / Manager 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.



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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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