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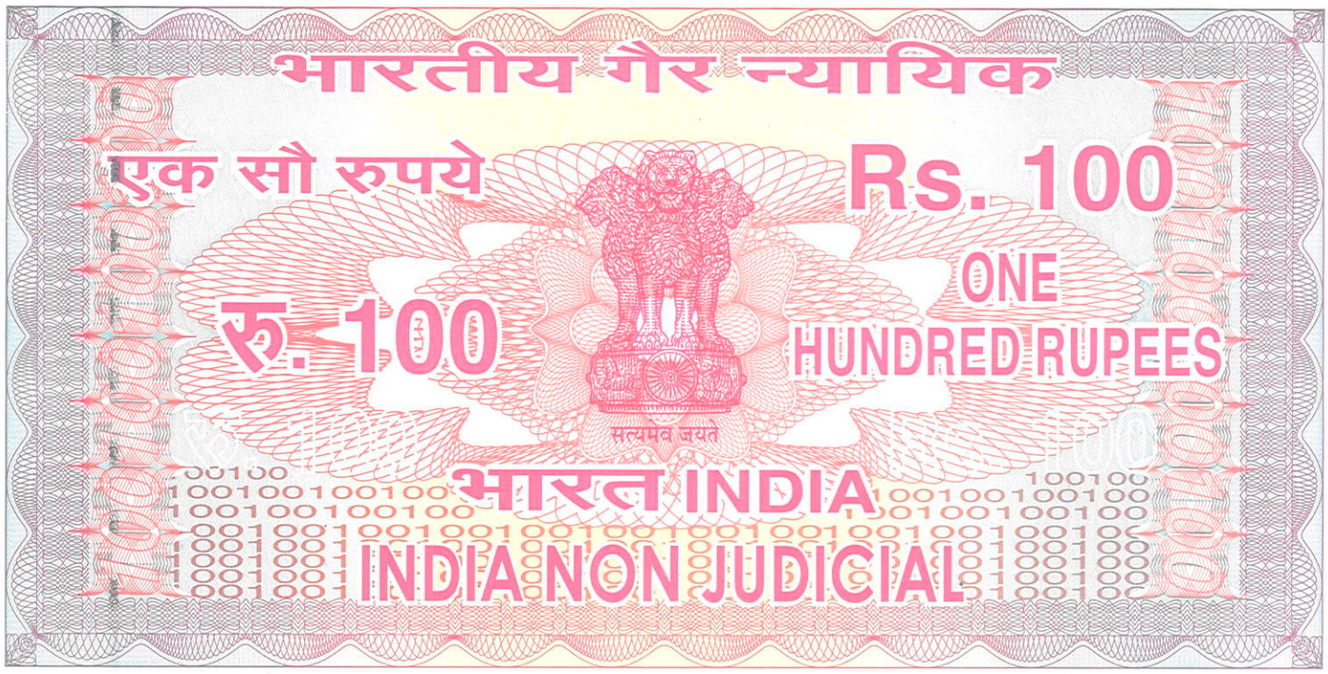
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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தமிழ்நாடு तमिलनाडु TAMILNADU

27 JUL 2024

AKSHAYA ESTATES REALTY LLP

EF 105003

I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai.

Form B
[See rule 3(4)]

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

Affidavit cum Declaration

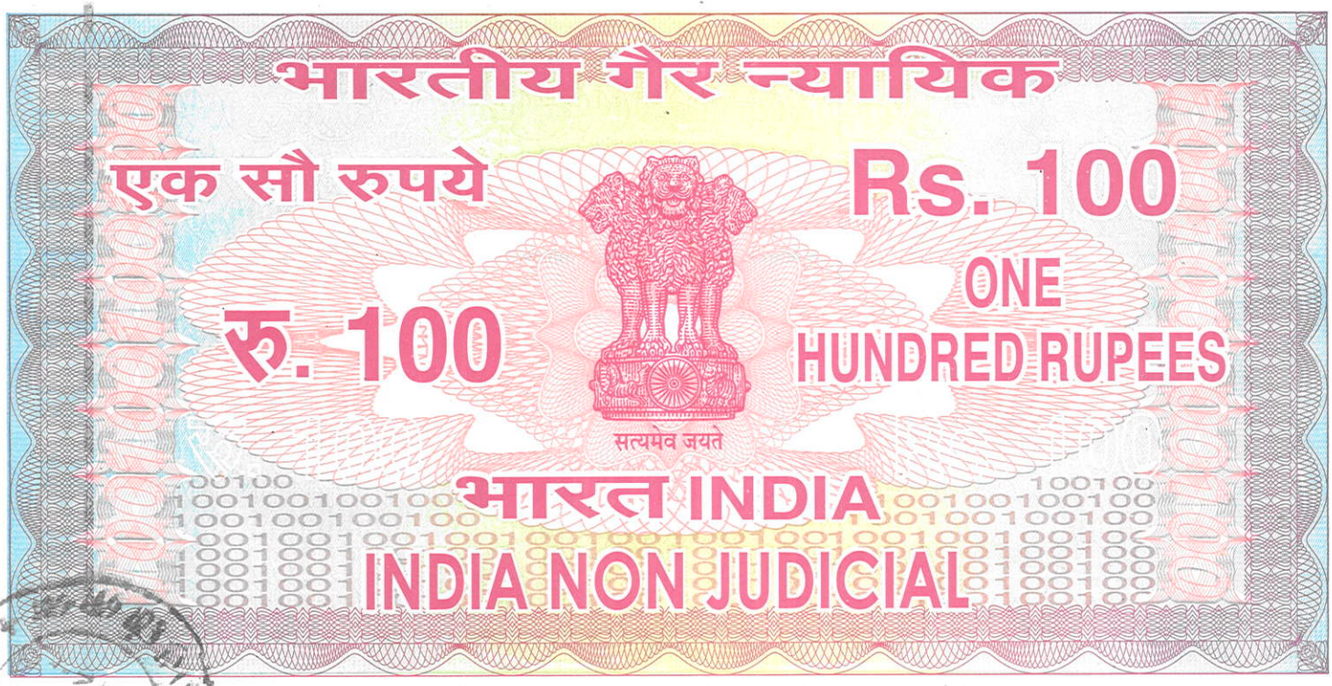
Affidavit cum Declaration of Akshaya Estates Realty LLP and Mr. M.M. Durai Sayi , Joint Promoters for the Project - PODIGAI at Survey no. 136 measuring 0 .44 acres and Survey no. 137 measuring 0.45 acres out of 0.68 acres, in all land measuring 0.89 acres (ie) 38,787 sq.ft out of 1.12 Acres, situated at No. 29, Mambakkam Village , Vandalur Taluk (Old Tambaram Taluk, Thiruporur Taluk and Chengelpattu Taluk) , Chengelpattu District (Old Kancheepuram District) , Tamil Nadu State, Pincode - 600 127

We, Akshaya Estates Realty LLP and Mr. M.M. Durai Sayi (represented by his Power Agent M/s Akshaya Estates Realty LLP), represented by its authorised signatory and Designated Partner Mr. N. Kanagasabapathy, the joint promoters of the Project - PODIGAI do hereby solemnly declare, undertake and state as under:

1.	That Mr. M.M. Durai Sayi has legal title to the land on which the development of the proposed project is to be carried out and has given the joint development rights to Akshaya Estates Realty LLP.

For Akshaya Estates Realty LLP

Designated Partner



தமிழ்நாடு तमिलनाडु TAMILNADU
06 JUL 2024

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Chennai.

AKSHAYA ESTATES REALTY LLP

	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 land is free from all encumbrances.
3.	That the time period within which the project shall be completed by promoter is 31st March 2027
4.	That seventy per cent of the amounts realised by 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.
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 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

For Akshaya Estates Realty LLP

Designated Partner

7.	Promoter shall take all the pending approvals on time, from the competent authorities.
8.	Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9.	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 Akshaya Estates Realty LLP

----------Represented as Power Agent for----------

Designated Partner

Mr. M.M. Durai Sayi

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 16 day
of September 2024

For Akshaya Estates Realty LLP

Designated Partner

----------Represented as Power Agent for----------

Mr. M.M. Durai Sayi

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

Verified RealEstate™

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

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