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தமிழ்நாடு तमिलनाडु TAMIL NADU

29 JAN 2024

26AC 994134

M/S. VGN Homes Pvt Ltd

A. DHANALAKSHMI
Stamp Vendor
L.No.20028/B4/B/B7/94
164. Amman Koil Street
Chennai-600 001

FORM 'B'

[Under Rule 3 (2) of the Tamil Nadu Real Estate Regulation and Development Rules, 2017]

AFFIDAVIT –CUM-DECLARATION OF THE PROMOTER OF THE PROPOSED PROJECT - "VGN PRIDE DE' VILLA"

We,**"VGN Homes Private Limited"**, represented by its Director, Mr.B.R.Nandakumar, the Promoter of the proposed project by name **"VGN PRIDE DE' VILLA "**do hereby Solemnly declare, undertake and state as under:

1. That we have legal title to the land on which the Group Development Residential Building of the Project namely **"VGN PRIDE DE' VILLA "**, the said project land admeasuring 1.03 Acres or 4150 Sq.mtr and construction FSI area 4672.75 Sq.Mtr thereon, comprised in Survey No. 225/1 of Padur Village, Thiruporur Taluk, Chengalpet District and state of Tamil Nadu,is proposed.

2. That the said land is free from all encumbrances

For VGN HOMES PRIVATE LIMITED

Director

3. That the time period within which the **project will be completed on or before 27.02.2032 by us** as per the duration of **Planning Permission.**

4. That Seventy percent (70%) of the amounts realized by us for the real estate project by name **"VGN PRIDE DE' VILLA"**from the purchaser, 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 That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter obtained all 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 allottees at the time of allotment of any Villa, Apartment, plot or building, as the case may be, on any grounds.

For VGN HOMES PRIVATE LIMITED

Director

DEPONENT

Verification

We hereby verify and declare that the contents of the above Affidavit cum Declaration deposed by us are true and correct and nothing material has been concealed by us there from.

Verified by us at Chennai on this the 22nd day of June, 2024.

For VGN HOMES PRIVATE LIMITED

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.



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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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