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16 2024

25 JUL 2024

DC 624384

Navin Builders
Ch-35

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

Form - B

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. NAVIN BUILDERS (PAN: AAOPK5368B)** promoter of the proposed project, Ground, House and Premises bearing New Door No.26 and Old Door No.64 (Previously Door No.64, earlier Door No.37 and Originally Door Nos.24/25), Arathoon Road, (Arthoon Road), Royapuram, Chennai-600013, comprised in Old Survey No.2394 (Part), R.S.No.563 (Part) and As per Patta R.S.No.563/1, Block No.14 of Tondiarpet Town (Part 4) (Tondiarpet Village), Tondiarpet Taluk, Chennai District, Land Measuring an extent of 8 Grounds and 267 Sq.ft., or thereabouts and situated within the Sub Registration District of Royapuram and Registration District of Chennai North.

For NAVIN BUILDERS

Power Agent

R. Prathima

NOTARY
M.SARAVANAN, B.Sc.,B.L.,
ADVOCATE
CHENNAI
Reg. No: 6307
Exp. 6-7-2028
GOVERNMENT OF INDIA

R. Prathima

I, **Mrs. P. Bhavani (PAN: AAJPB3523E)** Wife of Dr. R. Kumar, appointed as Power Agent for Dr. R. Kumar, Proprietor of **NAVIN BUILDERS** (vide General Power of Attorney dated 07.05.2012, registered as Document No.671 of 2012, in the office of the Sub Registrar, Chennai South Joint-I), do hereby solemnly declare, undertake and state as under:

1. That we have entered into Joint Development agreement with Land Owners viz.,
   a) Mrs. R. PRATIMA alias RAMMOHAN PRATIMA (PAN: AEWPP2331P),
   b) Mr. R. SANDILYA VENKATESH (PAN:AAAPV6125D) herein, both represented by their appointed Power Agent Mrs. P. Bhavani Wife of Dr. R. Kumar (vide General Power of Attorney dated 18.10.2023, registered as Document No.3537 of 2023, in the office of the Sub Registrar, Royapuram),
   c) Mr. R. HARSHA VENKATESH (PASSPORT: A19750911), herein, represented by his appointed Power Agent Mrs. P. Bhavani Wife of Dr. R. Kumar (vide General Power of Attorney dated 25.09.2023, executed at Tyngshoro, Massachusetts, USA and adjudicated dated 18.10.2023, registered as Document No.39 of 2023, in the office of the Sub Registrar, Royapuram), all possess a legal title to the land on which the development of the proposed project is to be carried out.

   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 said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by us in December 2026.
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 shall be used only for that purpose, as far as building is concerned.
5. That the amounts from the Separate account, to cover the cost of the project, shall be withdrawn only after due certificate by an engineer, architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned.

NOTARY
M.SARAVANAN, B.Sc., B.L.
ADVOCATE
CHENNAI
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R. Pratima
R. Sandilya Venkatesh
R. Harsha Venkatesh

For NAVIN BUILDERS

Power Agent

6. That the 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 particular project have been utilized for the project and the withdrawals have been made in accordance with the proportion to the percentage of completion of the project.
7. That the Promoter shall take all the pending approvals on time from the competent authorities.
8. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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 NAVIN BUILDERS

Power Agent

DEPONENT

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct nothing material has been concealed by me therefrom.

Verified by me at Chennai on this 03rd day of August 2024.

For NAVIN BUILDERS

Power Agent

DEPONENT

Verified the above content and Acknolwedged by Land Owners:

1. Mrs. R. Pratima alias Rammohan Pratima
2. Mr. R. Sandilya Venkatesh
3. Mr. R. Harsha Venkatesh rep by his POA Mrs. R. Pratima

NOTARY GOVERNMENT OF INDIA
M.SARAVANAN, B.Sc.,B.L.,
ADVOCATE
CHENNAI
Reg. No: 6307
Exp. 6-7-2028

M. SARAVANAN, B.Sc., B.L.,
ADVOCATE & NOTARY PUBLIC
No.29, 2nd Cross Street, Sankar Nagar,
Pammal, Chennai - 600 075.
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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

3/350/2 Mettukuppam,
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