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FT JUN 2024

Vikaan Shelters Ch-117

DC 027086

S. SARASWATHI
STAMP VENDOR-L. No. 9228/அ/85
ADYAR, CHENNAI-600 020
Cell: No: 91766 50088

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. VIKAAN SHELTERS, promoter of the proposed project SAI GANGA APARTMENTS at Plot No. 436, now Ram Nagar North Extension 6th Main Road, Velachery, Chennai – 600042;

For VIKAAN SHELTERS

Partner

AG1

AG1

AF1

AF2

BG1

BF1

BF1

For VIKAAN SHELTERS

Partner

BF2

CG1

CG2

CF1

CF2

DG1

DG1

For VIKAAN SHELTERS

Partner

DG2

DF1

DF2

DF2

I, VIKAAN SHELTERS promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have entered into joint development agreement with Mr. S. KRISHNASWAMY and 17 others who 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.

   OR

   Possess such encumbrances as _-_ including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is MARCH - 2027
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate

For VIKAAN SHELTERS

Partner

AG1

AG1

AF1

AF2

BG1

BF1

BF1

For VIKAAN SHELTERS

Partner

BF2

CG1

CG2

CF1

CF2

DG1

DG1

For VIKAAN SHELTERS

Partner

DG2

DF1

DF2

DF2

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Partner

For VIKAAN SHELTERS

Partner

For VIKAAN SHELTERS

Partner

AG1

AG1

AF1

AF2

BG1

BF1

BF1

BF2

CG1

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CF1

CF2

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7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

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 6th day of DECEMBER, 2024.

Deponent

For VIKAAN SHELTERS

Partner

For VIKAAN SHELTERS

Partner

For VIKAAN SHELTERS

Partner

AG1

AG1 K. Vasumathi

AF1

AF2

BG1

BF1

BF1

BF2

CG1

CG2

CF1

CF2

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our services doesn't just end there

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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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