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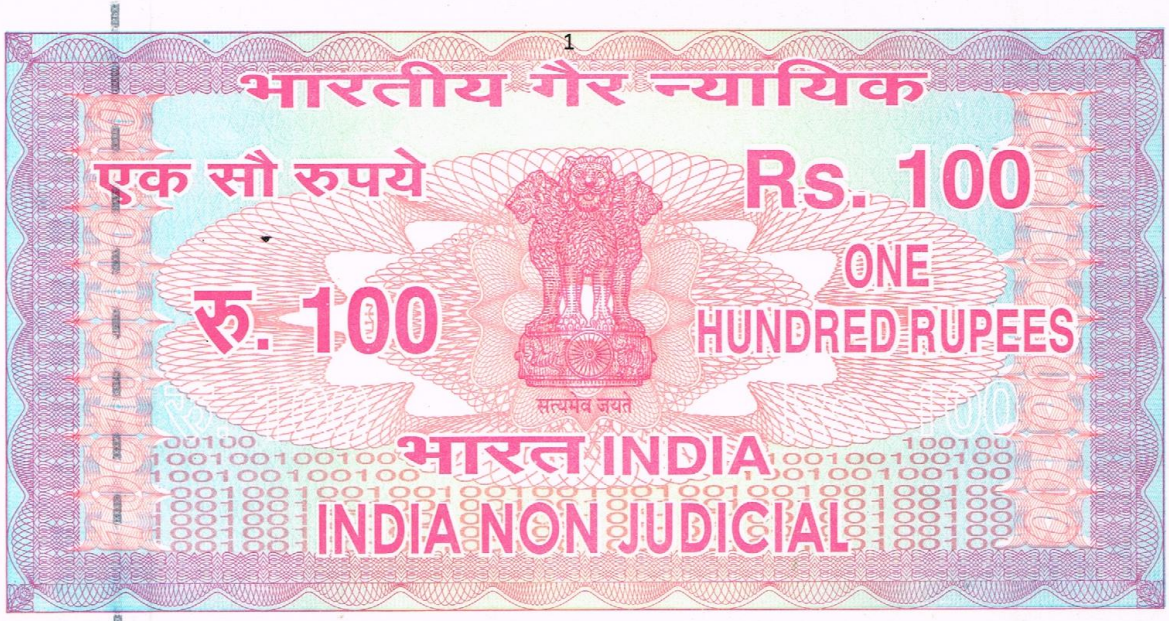
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தமிழ்நாடு तमिलनाडु TAMILNADU

Saradeuz Infrastructure pvt. Ltd
3314
15 JUL 2024

DC 947299

S. SARASWATHI
STAMP VENDOR
LC No: 9228/சே/85 DT. 16-4-1986
7, 2nd CRESCENT PARK ROAD,
ADYAR, CHENNAI-20. Cell: 917665008

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. SARADEUZ INFRASTRUCTURES PVT. LTD., represented by its Director Mr. R. Rajkiran,** promoter of the proposed project **"ENCANTO",** comprised in Survey Nos. 197, 198/1, 198/2, 227/3, 228/1A2, 228/1B2, 228/4, 228/5 and 232/1A1, of Nookampalayam Main Road, Perumbakkam Village, St. Thomas Mount Panchayat Union, Tambaram Taluk, Chengalpattu District, Tamilnadu State.

For SARADEUZ INFRASTRUCTURES PRIVATE LIMITED

Director

A.C. JOSEPH, M.A., M.L.,
ADVOCATE & NOTARY PUBLIC
176, New Law Chambers
High Court Buildings, Chennai-600 104.
PH: 9444071350.
G.O. M.S. No: 18 / Dated : 27 / 01 / 2020
Expiry On: 23 / 10 / 2025



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ADYAR, CHENNAI-20. Cell: 9176650088

3315
15 JUL 2024

11-2024

-2-

We, **M/s. SARADEUZ INFRASTRUCTURES PRIVATE LIMITED,** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed. 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.

For SARADEUZ INFRASTRUCTURES PRIVATE LIMITED

Director

NOTARY PUBLIC
A.O. JOSEPH
G.O.M.S. No: 18
Dated: 27/01/2020
EXPIRY ON:
23/10/2025
GOVT. OF TAMIL NADU

A.O. JOSEPH, M.A., M.L.,
ADVOCATE & NOTARY PUBLIC
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G.O. M.S. No: 18 / Dated : 27 / 01 / 2020
Expiry On: 23 / 10 / 2025

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

3. That the time period within which the project shall be completed by the promoter is **JULY 2029.**

4. That seventy percent of the amounts released by promoter for the real estate project from the allottee/s, 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.

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.

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 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 the promoter shall take all the pending approvals on time, from the competent authorities.

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

For SARADEUZ INFRASTRUCTURES PRIVATE LIMITED

Director

NOTARY PUBLIC ★ A.C. JOSEPH ★ G.O.M.S. No: 18 Dated: 27/01/2020 EXPIRY ON: 23/10/2025 ★ GOVT. OF TAMIL NADU ★

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Expiry On: 23 / 10 / 2025

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 SARADEUZ INFRASTRUCTURES PRIVATE LIMITED

Director

DEPONENT

VERIFICATION

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

Verified by me at Chennai on this **27th day of JULY, 2024.**

For SARADEUZ INFRASTRUCTURES PRIVATE LIMITED

Director

DEPONENT

At Chennai on 27/07/2024

NOTARY PUBLIC * GOVT. OF TAMIL NADU * G.O. M.S. No: 18 Dated: 27/01/2020 EXPIRY ON: 23/10/2025

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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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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