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ED 024043

26 APR 2025

R. LAKSHMANAN
STAMP VENDOR
LC No 6/772/B3/96
No 261, E V R ROAD
AMINJIKARAI CHENNAI 29

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/S. VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED, (previously Known as M/s. NXG HOMES INDIA PRIVATE LIMITED), represented by its Director Mr. W H ABDUL RAHMAN, son of Mr. W S A R Habibullah, Promoter of the proposed project and Mr. ANSHUMAN RAI, S/o. Shri. Bharat Rai, Aged about 50 years, (Pan No: AAEPR6277L), (AADHAR. 8901 2187 3996), residing at Old Door No . 426, New No. 48, Thirunarayan Avenue, Kilpauk, Chennai 600010, Land Owner of the proposed project as follows:

The land measuring **12,566** square feet, the proposed construction of ground floor (part) / stilt floor (mechanical pit puzzle parking) + 4 floors commercial building (18.30M height), at New Door No 46 Old No 426/1, Block No: 6, Plot No: 1, Kilpauk Garden Road, Kilpauk, Chennai 600 010. comprised in T.S. No. 77/1, New Survey No: 77/50 of Egmore Village within the limit of Greater Chennai Corporation.

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED

Authorised Signatory

We, M/S. VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED, represented by its Director Mr. W S Abdul Rahman, son of Mr. W S A R Habibullah and Mr. ANSHUMAN RAI, S/o. Shri. Bharat Rai do hereby solemnly declare, undertake and state as under

We, M/S. VISTAWH LAND HOLDINGS INDIA PRIVATE LIMITED, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we/ promoter have entered into joint development agreement with having absolute possession of the project 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 registered General Power Attorney No. 834/2025 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 24-04-2030.

4. That seventy per cent of the amount realised by the 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, 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 we / 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 VISTAWH LAND HOLDINGS INDIA PRIVATE LIM

Authorised Signatory

7. That we / promoter shall take all the pending approvals on time, from the competent authorities.

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

9. That we / 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

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIM.

Verification

Authorised Signat

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

Deponent

For VISTAWH LAND HOLDINGS INDIA PRIVATE LIM.

Authorised Signatory

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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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