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STAMP VENDOR
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Shop No: 27, TNHB Shopping Complex,
Thirumangalam, Chennai-600 101.

11 JAN 2025 Pushkar properties private Limited

FORM'B
[See rule 3(4)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s. PUSHKAR PROPERTIES PRIVATE LIMITED, represented herein by its Director, Mr P. KRUTHIVAS Promoter of the proposed project **"V R RESIDENCES",** Residential apartments of Stilt Floor + 5 Floors (Height 18.30 M) Residential Building With 9 Dwelling Units Availing Premium FSI With TOD benefit at New Door No. 25, Old Door No.14, 15th Main Road & 11th Main Road, H-Block, Anna Nagar, Chennai – 600 040, Comprised In Old S.No.207/1A1A Part, T.S. No:10, Block No. 14 Of Koyambedu Village, Aminjikarai Taluk, Chennai District Within The Limits Of Greater Chennai Corporation., Tamil Nadu.

We, M/s. **PUSHKAR PROPERTIES PRIVATE LIMITED,** represented herein by its Director, Mr **P KRUTHIVAS**, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For PUSHKAR PROPERTIES PVT. LTD.

P. Kruthivas

Director

1. **P. KRUTHIVAS GPA For 1. Mr. S. Shivaram, 2. Mrs. Banumathi Shivaram & 3. Mr.Siddharth Venkatesh Shivaram** That we have entered into joint development agreement with **1. Mr. S. Shivaram**, S/o. Mr.M.Singaravelu, 2. **Mrs. Banumathi Shivaram**, W/o. Mr. S. Shivaram & 3. **Mr.Siddharth Venkatesh Shivaram,** S/o. Mr. S. Shivaram, Land owners, who possess a legal title to the land on which the development of the proposed project is to be carried out.

   AND

   We have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and promoter for development of the project is enclosed herewith.

2. That the land is free from all encumbrances.

3. That the time period within which the project shall be completed by us is by 31.08.2026 and the Validity of the Planning Permit is up to 05.12.2032.

4. That seventy per cent of the amounts realized by me/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.

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.

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.

For PUSHKAR PROPERTIES PVT. LTD.

P. Kruthivas

Director

7. That we shall take all the pending 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For PUSHKAR PROPERTIES PVT. LTD.

P. Kuthumani

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 01st day of March, 2025.

For PUSHKAR PROPERTIES PVT. LTD.

P. Kuthumani

Director

Deponent

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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